

Staff Report

PLANNING DIVISION DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Appeals Hearing Officer

From: Amy Thompson, <u>amy.thompson@slcgov.com</u> or 801-535-7281

Date: September 7, 2018 (Publication Date)

Re: PLNAPP2018-00340 – Appeal of an Administrative Decision to Deny a Permit to

Construct a New Billboard at 775 W North Temple

Appeal of Administrative Decision

PROPERTY ADDRESS: 775 W North Temple

PARCEL ID: 08-35-478-047

ZONING DISTRICT/ORDINANCE SECTIONS:

- TSA-UN-C (Transit Station Area Urban Neighborhood Core)
- 21A.46.160 Billboards
- Chapter 21A.12 "Administrative Interpretations"

APPELLANT: Reagan Outdoor Advertising (ROA), represented by Guy Larson

INTERPRETATION ISSUE:

Whether or not Regan Outdoor Advertising can construct a new billboard at approximately 775 W North Temple in the special gateway area which is located on North Temple between 600 West and 2200 West.

ZONING ADMINISTRATOR'S DETERMINATION:

Section 21A.46.160(M) of the Salt Lake City Municipal Code regulates the use of billboard credits. A new billboard permit shall only be issued if the applicant has billboard credits of a sufficient number of square feet and billboards to allow construction of the new billboard. The request for a new billboard permit was denied because ROA has insufficient billboard credits in their North Temple Billboard Bank. Please see Attachment C for documentation of the decision of the Zoning Administrator.

APPEAL:

The appellant claims that the Administrative Interpretation issued on April 30th 2018 is incorrect for the following reasons:

1. ROA reviewed the City's accounting of its billboard bank credits and believes the City's calculations are incorrect.

Please see the City Attorney's brief, <u>Attachment D</u> of this document, for a response to the issue identified in this appeal.

SALT LAKE CITY CORPORATION451 SOUTH STATE STREET, ROOM 406

451 SOUTH STATE STREET, ROOM 406 PO BOX 145480 SALT LAKE CITY, UT 84114-5480 WWW.SLCGOV.COM TEL 801-535-7757 FAX 801-535-6174

NEXT STEPS:

If the administrative decision is upheld, the decision stands and a permit will not be issued for construction of a new billboard on the subject property.

If the administrative decision is overturned and the appeals hearing officer determines the appellant has sufficient credits in their billboard bank to construct a new billboard, the property owner can apply for a building permit to construct the sign subject to compliance with all zoning regulations. Any billboard credits not used within 36 months of their creation shall expire and be of no further value or use except that lower priority credits effectuated pursuant section 21A.46.160(F)(4), or its successor, shall expire and be of no further value or use within 60 months of their initial creation.

The decision of the appeals hearing officer can be appealed to Third District Court within 30 days of the decision.

ATTACHMENTS:

- A. Vicinity Map
- **B.** Appeal Application and Documentation of Evidence
- C. Administrative Decision Letter
- D. SLC Attorney's Response to Appeal Claim
- E. Public Comments

ATTACHMENT A: VICINITY MAP



SUBJECT PROPERTY

ATTACHMENT B: APPEAL APPLICATION & DOCUMENTATION





Appeal of a Decision

	OFFICE USE OINLY	
Project # Being Appealed:	Received By:	Date Received:
PLNAPP2018-00340	MUMA	5/10/18
Appealed decision made by:	•	
☐ Planning Commission ☐	Administrative Decision	☐ Historic Landmark Commission
Appeal will be forwarded to:		
Planning Commission	Appeal Hearing Officer	Historic Landmark Commission
Project Name:		
PLEASE PI	ROVIDE THE FOLLOWING INFORM	ATION
Decision Appealed:		
Denial of billboard construction application BLD2017-110	14	
Address of Subject Property:		
775 W. North Temple, Salt Lake City,	UI	
Name of Appellant: Reagan Outdoor Advertising		Phone: 801-521-1775
Address of Appellant:	// // // // // // // // // // // // //	
1775 N Warm Springs Road, Salt Lake	ce City, UT 84116	
E-mail of Appellant:		Cell/Fax:
guy@reaganusa.com		
Name of Property Owner (if different from Barton Investment LLC	om appellant):	
E-mail of Property Owner:		Phone:
L-man or Property Owner.		Priorie:
Appellant's Interest in Subject Property:	· · · · · · · · · · · · · · · · · · ·	
Leasehold interest		
	AVAILABLE CONSULTATION	
Please call (801) 535-7700 if you have	ve any questions regarding the req	uirements of this application.
	APPEAL PERIODS	
An appeal shall be submitted within ten	(10) days of the decision.	
	REQUIRED FEE	
Filing fee of \$253	or Labour to a con-	
Plus additional fee for required public n		le hearings.
	SIGNATURE	
If applicable, a notarized statement of c	onsent authorizing applicant to ac	t as an agent will be required.

) SAM	
Signature of Owner or Agent:	Date:
	05/09/2018

SUBM	IITTAL REQUIREMENT	
X A written description of the alleged stached hereto	error and the reason fo	or this appeal.
WHERE TO FILE	THE COMPLETE APPL	CATION
Mailing Address: Planning Counter	In Person:	Planning Counter
PO Box 145471		451 South State Street, Room 215
Salt Lake City, UT 84114		Telephone: (801) 535-7700
INCOMPLETE APPL	ICATIONS WILL NOT B	E ACCEPTED
JKP I acknowledge that Salt Lake City requires the in understand that Planning will not accept my a submittal package.		

Additional Guidelines for Those Appealing a Planning Commission or Landmarks Commission Decision

A person who challenges a decision by the Planning Commission or the Landmarks Commission bears the burden of showing that the decision made by the commission was in error.

The hearing officer, according to state statute, must assume that the decision is correct and only reverse it if it is illegal or not supported by substantial evidence in the record.

"Substantial evidence" means information that is relevant to the decision and credible. Substantial evidence does not include public clamor and emotion. It involves facts and not mere speculation. A witness with particular expertise can provide substantial evidence, but conjecture and public opinion alone are not substantial evidence.

The "record" includes information, including the application by the person seeking approval, the staff report, the minutes of the meeting, and any information submitted to the commission by members of the public, the applicant or others, before the decision was made. It does not include facts or opinion, even expert opinion, expressed after the decision is made or which was not available to the commission at the time the decision was made.

A decision is "illegal" if it is contrary to local ordinance, state statute or case law, or federal law. An applicant is entitled to approval if the application complies with the law, so a person challenging a denial should show that the application complied with the law; a person challenging an approval should show that the application did not conform to the relevant law. Issues of legality are not restricted to the record of the decision, but the facts supporting or opposing the decision are limited to those in the record.

With regard to the factual information and evidence that supports a decision, the person bringing the appeal, according to a long line of decisions handed down by the Utah State Supreme Court and the Court of Appeals, has a burden to "marshal the evidence" and then to demonstrate that the evidence which has been marshaled is not sufficient to support the decision.

The appellant is therefore to:

- 1. Identify the alleged facts which are the basis for the decision, and any information available to the commission when the decision is made that supports the decision. Spell it out. For example, your statement might begin with: "The following information and evidence may have been relied upon by the Commission to support their decision . . ."
- 2. Show why that basis, including facts and opinion expressed to the commission is either irrelevant or not credible. Your next statement might begin with: "The information and evidence which may have been relied upon cannot sustain the decision because . . ."

may be wise to seek the advice of an attorney experienced in local land use regulation to assist you.				

If the evidence supporting the decision is not marshaled and responded to, the hearing officer cannot grant your appeal. It

Reasons for Appeal:

By letter dated April 30, 2018, the City denied Reagan Outdoor Advertising's ("ROA") application to utilize banked billboard credits to construct a new billboard at 775 W. North Temple (BLD2017-11044).

The stated reason for the City's denial was as follows:

Accordingly, the new construction of a billboard at 775 W. North Temple is not permitted by Salt Lake City Code because Reagan has insufficient billboard credits in the North Temple billboard bank. The billboard construction application BLD2017-11044 is denied.

See letter, attached hereto.

ROA subsequently reviewed the City's accounting of its banked credits and believes that the City's calculations are incorrect. The City's records show a balance of -660 credits, which is not accurate based on the Deposit and Withdrawal figures contained in the City's accounting spreadsheet. A copy of the accounting spreadsheet is enclosed herewith. ROA requests that the City provide a full and accurate accounting of the credits that it has in the North Temple Special Gateway billboard bank. To the extent that the City has based its denial on an incorrect accounting, ROA requests that the decision be reversed.



April 30, 2018

VIA Mail and Email to: guy@reaganusa.com

Reagan Outdoor Advertising 1775 North Warm Springs Road Salt Lake City, Utah 84116 Attn: Guy Larson

Re: BLD2017-11044: Application to Construct a Billboard at 775 West North Temple

Dear Mr. Larson:

On December 27, 2017, Salt Lake City Corporation ("City") received Reagan Outdoor Advertising's ("Reagan") application for a permit to construct a new billboard at 775 W. North Temple (BLD2017-11044). From December 27, 2017 to present, the City has been considering this application as a request under Utah Code 10-9a-511(3)(c) to relocate the existing billboard from 1500 W. North Temple to 775 W. North Temple. This is based on direction given by Reagan's representative Victoria Lara (see attached letters in which Ms. Lara states that the request is "relocation of BLTN on 1500 W. North Temple. The property was recently purchased by Salt Lake City. Because of land development on the site we expect to be evicted shortly.")

However, on April 25, 2018, you emailed Doug Dansie and stated that the application for new billboard construction under BLD2017-11044 is not a relocation application but actually a request to use billboard credits from Reagan's North Temple billboard bank (see attached email from Guy Larson to Doug Dansie). Reagan was notified in each of the City's three zoning review cycles that Reagan does not have sufficient credits in the North Temple billboard bank to construct a new billboard at 775 W. North Temple (see attached zoning review cycles).

Accordingly, the new construction of a billboard at 775 W. North Temple is not permitted by Salt Lake City Code because Reagan has insufficient billboard credits in the North Temple billboard bank. The billboard construction application BLD2017-11044 is denied.

Sincerely,

Michaela Oktay

Michaela Oktay

Salt Lake City

Deputy Planning Director

NORTH TEMPLE

Pursuant to Salt Lake City, Ordinance 21.93

Billboard Account Record of Deposits and Withdraws

Name of account owner: Account owners address: Reagan Outdoor - North Temple

1775 N 900 W Salt Lake City, UT 84116

Date of last update:

Phone number:

(801) 521-1775

	·		Deposit		Withdrawl Balance						Withdrawl					
Date	Redeposit/Expired	# of Faces	Face Size (sqft)	Total sqft	Location of Board Removed	Class	Date	# of Faces	Face Size (sqft)	Total sqft	New Location	# of Boards		Α 8	250.00	
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6/2/1994		4	338	1,352	1760 W N Temple	В						3	2,604			
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ATTACHMENT C: ADMINISTRATIVE DECISION



April 30, 2018

VIA Mail and Email to: guy@reaganusa.com

Reagan Outdoor Advertising 1775 North Warm Springs Road Salt Lake City, Utah 84116 Attn: Guy Larson

Re: BLD2017-11044: Application to Construct a Billboard at 775 West North Temple

Dear Mr. Larson:

On December 27, 2017, Salt Lake City Corporation ("City") received Reagan Outdoor Advertising's ("Reagan") application for a permit to construct a new billboard at 775 W. North Temple (BLD2017-11044). From December 27, 2017 to present, the City has been considering this application as a request under Utah Code 10-9a-511(3)(c) to relocate the existing billboard from 1500 W. North Temple to 775 W. North Temple. This is based on direction given by Reagan's representative Victoria Lara (see attached letters in which Ms. Lara states that the request is "relocation of BLTN on 1500 W. North Temple. The property was recently purchased by Salt Lake City. Because of land development on the site we expect to be evicted shortly.")

However, on April 25, 2018, you emailed Doug Dansie and stated that the application for new billboard construction under BLD2017-11044 is not a relocation application but actually a request to use billboard credits from Reagan's North Temple billboard bank (see attached email from Guy Larson to Doug Dansie). Reagan was notified in each of the City's three zoning review cycles that Reagan does not have sufficient credits in the North Temple billboard bank to construct a new billboard at 775 W. North Temple (see attached zoning review cycles).

Accordingly, the new construction of a billboard at 775 W. North Temple is not permitted by Salt Lake City Code because Reagan has insufficient billboard credits in the North Temple billboard bank. The billboard construction application BLD2017-11044 is denied.

Sincerely,

Michaela Oktay

Michaela Oktay

Salt Lake City

Deputy Planning Director



DEPARTMENT of COMMUNITY and NEIGHBORHOODS

JACKIE BISKUPSKI MAYOR ORION GOFF DIRECTOR

CYCLE 1 ZONING PLAN REVIEW

(Based on the Salt Lake City ordinance Title 21A)

Date: December 27, 2017

Log No: BLD2017-11044

Zoning District: TSA-UN-C

Project Name: BILLBOARD REAGAN OUTDOOR ADVERTISING

Address: 775 W North Temple

APPLICANT CONTACT INFORMATION:

Name: Guy Larson

Phone: 801-301-4083

Email: guy@reaganusa.com

Reviewed by: Ken Brown

Email: ken.brown@slcgov.com

Phone: 801-535-6179

To discuss this review in person, please call or email a request for an appointment.

Permit and zoning information is available by visiting the Building Services and Civil Enforcement website at: http://www.slcgov.com/building

This building permit application at the above located address has been reviewed for compliance with the Salt Lake City zoning code. The comments below indicate that corrections, clarification or additional details are required.

Zoning Review Comments:

- 1) No greater number of billboards shall be allowed in Salt Lake City than the number of existing billboards. A new billboard permit shall only be issued if the applicant has billboard credits of a sufficient number of square feet and billboards to allow construction of the new billboard. This application has been reviewed by Doug Dansie of the Planning Div. (801-535-6182) and he has made the following comments in the Accela plan review program:
 - "From the drawings, I cannot tell what is being requested. Is this a new board? (there are no credits available for a new board on North Temple) Is this being moved? (from where?) Is it being reconstructed? Need more information".
- 2) New billboards may be constructed only in the area identified on the official billboard map (see #1 above).
- 3) Except as provided in paragraph O of 21A.46.160, no new billboard may be constructed within six hundred feet (600') of the right of way of any gateway (see #1 above).
- 4) The application uploaded to the City Required Forms folder is a Sign Permit Application rather than a Billboard Construction Application. Please complete and upload a Billboard Construction Application.
- 5) Please upload a site plan into the drawings folder rather than an aerial photo. This site plan shall be drawn to scale (1" = 20' minimum), and shall include the following:

- a) A North Arrow.
- b) The parcel number, legal description, property lines and property line dimensions.
- c) The footprint as indicated on the Plan View of sheet S1 of 2 and the setback and other dimensions as necessary to document compliance to the minimum five foot (5') setback to all elements of the billboard and billboard structure.
- d) Location and dimensions of all rights-of-way, alleys, street and easements.
- e) All existing and proposed conditions of the site, including buildings, landscaping, parking, etc.
- f) Elevation datum for existing grade at the base of the support structure.
- g) Distance (spacing) to the nearest existing billboard on the same side of the street.
- 6) The S1 of 2 and S2 of 2 sheet details shall identify the scale to which they are drawn.
- 7) The S₁ of 2 sheet shall include the following:
 - a) The handrail to handrail width documented on the Plan View.
 - b) Identification as to which Elevation View is being presented (North, South, East or West).
 - c) All dimensions as necessary to document compliance to the minimum five foot (5') setback to all elements of the billboard and billboard structure (including the cross over structure).
 - d) Elevation datum for existing grade at the base of the support structure and elevation datum at the top of the billboard.

This concludes this Zoning Review.

After all reviewers have completed their task:

Please reply to this review by downloading a response letter into the Review Comment Responses folder and revised or added drawings to the Review Comment Responses folder and revised or added drawings to the Review Comment Responses folder and revised or added drawings to the Review Comment Responses folder and revised or added drawings folder, using the exact same naming of each sheet to maintain order and version sequence.

Thank you.

Victoria Lara
Site Coordinator
Reagan Outdoor Advertising
1775 North Warm Springs Rd
Salt Lake City, Ut 84116
victoria@reaganusa.com

Mobile: (801) 870-6726 Office: (801) 521-1775 Fax: (801) 521-9741 Reagan

Ken, Steven and Kristeen,

Thank you for your review and comments. I apologize in advance, every city's process is different and I am trying to get familiar with yours. Let me know if I have to resubmit anything.

- 1. Request: relocation of BLTN on 1500 W North Temple. The property was recently purchased by Salt Lake City. Because of land development on site we expect to be evicted shortly.
- 2. New Billboard will be on a special gateway: North Temple between 600 West and 2200 West
- 3. No gateway right away within 600'
- 4. Both submitted in: City required forms
- 5. Submitted in: Drawings
- 6. Submitted in: Drawings
- 7. Submitted in: Drawings

Thanks,

Victoria Lara



DEPARTMENT of COMMUNITY and NEIGHBORHOODS

JACKIE BISKUPSKI MAYOR ORION GOFF DIRECTOR

CYCLE 2 ZONING PLAN REVIEW

(Based on the Salt Lake City ordinance Title 21A)

Date: December 27, 2017 **Log No**: BLD2017-11044

Zoning District: TSA-UN-C

Project Name: BILLBOARD REAGAN OUTDOOR ADVERTISING

Address: 775 W North Temple

APPLICANT CONTACT INFORMATION:

Name: Guy Larson Phone: 801-301-4083

Email: guy@reaganusa.com

Reviewed by: Ken Brown

Email: ken.brown@slcgov.com Phone: 801-535-6179

To discuss this review in person, please call or email a request for an appointment.

Permit and zoning information is available by visiting the Building Services and Civil Enforcement website at: http://www.slcgov.com/building

This building permit application at the above located address has been reviewed for compliance with the Salt Lake City zoning code. The comments below indicate that corrections, clarification or additional details are required.

Zoning Review Comments:

- 1) The previous review indicated that no greater number of billboards shall be allowed in Salt Lake City than the number of existing billboards, and that a new billboard permit shall only be issued if the applicant has billboard credits of a sufficient number of square feet and billboards to allow construction of the new billboard. The response to this issue indicates that this is a request to relocate the 1500 W North Temple billboard yet I find no application for billboard demolition at the 1500 W North Temple address for the City I.D. billboard 43 / Owner's I.D. 301 & 302, therefore; no billboard credits seem to be available. Please explain, and in the future please remember to describe the scope of work in the "Detailed Description" field of the application. This information has been missing on most of the resent proposals.
- 2) The previous review indicated that new billboards may be constructed only in the area identified on the official billboard map and the response to this issue states that this new billboard is in a Special Gateway. New Billboards are prohibited in this special gateway unless the Special Gateway account is holding an existing, demolished, nonconforming billboard of sufficient number of square feet and billboards to allow construction of the new billboard. As previously noted by Doug Dansie of the Planning Dept. and as indicated in item #1 above, it appears that there are no credits within the Special Gateway account to accommodate this proposal.



DEPARTMENT of COMMUNITY and NEIGHBORHOODS

JACKIE BISKUPSKI MAYOR ORION GOFF

CYCLE 3 ZONING PLAN REVIEW

(Based on the Salt Lake City ordinance Title 21A)

Date: February 6, 2018

Log No: BLD2017-11044

Zoning District: TSA-UN-C

Project Name: BILLBOARD REAGAN OUTDOOR ADVERTISING

Address: 775 W North Temple

APPLICANT CONTACT INFORMATION:

Name: Guy Larson

Phone: 801-301-4083

Email: guy@reaganusa.com

Reviewed by: Ken Brown

Email: ken.brown@slcgov.com

Phone: 801-535-6179

To discuss this review in person, please call or email a request for an appointment.

Permit and zoning information is available by visiting the Building Services and Civil Enforcement website at: http://www.slcgov.com/building

This building permit application at the above located address has been reviewed for compliance with the Salt Lake City zoning code. The comments below indicate that corrections, clarification or additional details are required.

Zoning Review Comments:

- 1) The previous reviews have indicated that no greater number of billboards shall be allowed in Salt Lake City than the number of existing billboards, and that a new billboard permit shall only be issued if the applicant has billboard credits of a sufficient number of square feet and billboards to allow construction of the new billboard. The response to this issue, uploaded on 1/24/2018 is the same response uploaded on 1/2/2018 and does nothing to clarify this issue. It is understood that this is a request to relocate the 1500 W North Temple billboard, yet I find no application for billboard demolition at the 1500 W North Temple address for the City I.D. billboard 43 / Owner's I.D. 301 & 302, therefore; no billboard credits seem to be available. Please submit a separate Billboard Demolition application for the 1500 W North Temple address, complete the demolition of the billboard and inform Doug Dansie that it has been removed so that the proper credit can be entered into the appropriate account. Please follow these instructions for this, and all future proposals for a timely review and permit issuance.
- 2) The previous reviews indicated that the application uploaded to the City Required Forms folder is a Sign Permit Application rather than a Billboard Construction Application. The response to this issue, uploaded on 1/2/2018 is the same response uploaded on 1/2/2018 and does nothing to resolve this issue. There still

- is no completed Billboard Construction Application for this 775 W North Temple address. Please follow these instructions for this, and all future proposals for a timely review and permit issuance.
- 3) The Drawings folder currently contains two (2) separate Site Plans, and these site plans differ in the way that the billboard is portrayed. To prevent confusion, and to determine exactly what is being reviewed and approved for permit issuance, only one (1) Site Plan can be included in the Drawings folder. As has been expressed to Guy Larsen over the last several years; aerial photos are generally not acceptable as a site plan because they seldom contain all of the information necessary to obtain a permit (north arrow, parcel number and legal description, property lines and dimensions, the scale at which they are presented [minimum 1" = 20'], etc.). Please indicate which Site Plan is to be used for review and permit issuance so that the other one can be eliminated. Please follow these instructions for this, and all future proposals for a timely review and permit issuance.
- 4) The previous review indicated that the site plan shall include the following:
 - a) The parcel number and legal description for review against the property line dimensions. This information has still not been provided as requested, and the Markups made on the Site Plan uploaded on 1/2/2018 to help in the understanding of what is being requested, have gone completely unheeded. Placement of a copy of the Salt Lake County Recorder sheet was not what was requested. Although this information can be used to review the dimensions of the property, this information is required to be included on the Site Plan to show compliance, without having to search other documents. Please follow these instructions for this, and all future proposals for a timely review and permit issuance.
 - b) The footprint as indicated on the Plan View of sheet S1 of 2 and the setback and other dimensions as necessary to document compliance to the minimum five foot (5') setback to all elements of the billboard and billboard structure. This information has still not been provided, and the Markups made on the Site Plan uploaded on 1/2/2018 to help in the understanding of what is being requested, have gone completely unheeded. Please follow these instructions for this, and all future proposals for a timely review and permit issuance.
 - c) Location and dimensions of all rights-of-way, alleys, street and easements. This information has still not been provided, and the Markups made on the Site Plan uploaded on 1/2/2018 to help in the understanding of what is being requested, have gone completely unheeded. Please follow these instructions for this, and all future proposals for a timely review and permit issuance.
- 5) The previous review indicated that the S1 of 2 and S2 of 2 sheet details shall identify the scale to which each detail has been drawn. These two (2) sheets have not been modified as requested. Please follow these instructions for this, and all future proposals for a timely review and permit issuance.
- 6) The S1 of 2 sheet shall include the following:
 - a) The handrail to handrail width documented on the Plan View for review against the Site Plan and associated details.
 - b) Identification as to which Elevation View is being presented (North, South, East or West) for review against the Site Plan.
 - c) All dimensions as necessary to document compliance to the minimum five foot (5') setback to all elements of the billboard and billboard structure (including the cross over structure, walk ways, handrails, etc.) for review against the Site Plan.

 Please follow these instructions for this, and all future proposals for a timely review and permit issuance.

This concludes this Zoning Review.

After **all** reviewers have completed their task:

Please reply to this review by downloading a response letter into the Review Comment Responses folder and revised or added drawings to the Review folder. All drawing revisions are to be uploaded into the Drawings folder, using the exact same naming of each sheet to maintain order and version sequence.

Thank you.

Dansie, Doug

From:

guy <guy@reaganusa.com>

Sent:

Wednesday, April 25, 2018 11:11 AM

To:

Dansie, Doug

Cc:

Litvack, David; Reberg, Mike

Subject:

Reagan Outdoor North Temple Application

Doug,

I am writing in response to your email below.

In your email you indicated that Salt Lake City assumes Reagan applied to move the sign on North Temple pursuant to State Law. That is an INCORRECT assumption by Salt Lake City. Reagan formally applied pursuant to Salt Lake City's billboard ordinance NOT Utah State billboard law.

I am at a loss as to why Salt Lake City would incorrectly make the assumption the application was made as you have described in your email below. In previous instances when Reagan has applied in Salt Lake pursuant to Utah State Billboard Law, it had made it abundantly clear that is its intent. In fact Reagan uses a special form letter it has designed for those instances.

Reagan requests its application be considered by Salt Lake City under the Salt Lake City billboard ordinance and approved or denied under Salt Lake City's ordinance.

If Salt Lake City's position is Reagan has a negative footage balance in the North Temple sign bank, Salt Lake needs to formally deny the permit for that reason and Reagan will appeal the decision. If, hypothetically Reagan does have a negative footage balance on North Temple, once the sign in question is banked, Reagan would still be entitled to the footage difference between the deficit and the amount of footage deposited.

Once again I reiterate Reagan did NOT apply to move the sign on North Temple pursuant to Utah State billboard law. Reagan applied under the billboard ordinance of Salt Lake City.

Reagan requests its application be considered under the billboard ordinance of Salt Lake City and would appreciate a response in the near future based on Salt Lake City's zoning ordinance.

Sincerely,

Guy Larson Real Estate Manager Reagan Outdoor Adv

From: Dansie, Doug [mailto:Doug.Dansie@slcgov.com]

Sent: Monday, April 23, 2018 11:51 AM

To: guy

Cc: Norris, Nick; Lewis, Katherine

Subject: RE: Reagan Outdoor North Temple Application

Guy

My involvement constitutes managing the North Temple billboard bank and Reagan has a maintained a negative balance on North Temple for years, having deposited credits then withdrawn them without ever actually demolishing the original board deposited. As previously noted, there are no credits to withdraw to facilitate a new board on North Temple using the billboard bank. This information has already been conveyed several times.

It is my understanding that Reagan has applied to build a new board at 800 West North Temple but has NOT formally applied to remove an old board from anywhere else and has not formally notified the City of the intent to use state law to move an existing boar. However, the City has proceeded under the assumption that you are using state law to move a board presently located at the Overnighter Motel on North Temple, rather than use the bank. As previously noted, State law mandated relocation decisions are not made by me or the permits office and have been transmitted to the attorney and mayor's offices for direction.

It has been represented to me that members of the Mayor's staff have been in contact with Reagan and discussions have been happening at that level.

However; I will once again forward this email to the Attorneys office for their review and response.

Doug Dansie, AICP

Senior Planner

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

SALT LAKE CITY CORPORATION

Email: Doug.Dansie@slcgov.com

TEL 801-535-6182

FAX 801-535-6174

WWW.SLCGOV.COM

Guy Larson Real Estate Manager Reagan Outdoor Advertising 1775 N Warm Springs Road Salt Lake City, UT 84116 Office: (801) 521-1775

Direct: (801) 526-1429 Mobile: (801) 301-4083 Fax: (801) 521-9741 guy@reaganusa.com

ATTACHMENT D: SLC ATTORNEY'S RESPONSE TO APPEAL CLAIM

ADMINISTRATIVE HEARING OF A LAND USE APPEAL (Case Nos. PLNAPP2018-00340, Appealing BLD2017-11044) (September 6, 2018)

Appellant:

Reagan Outdoor Advertising

Decision-making entity:

Zoning Administrator

Addresses Related to Appeal:

775 W. North Temple 1500 W. North Temple

Request:

Appealing the City's denial of application to use

banked billboard credits.

Brief Prepared by:

Samantha Slark, Senior City Attorney

Katherine N. Lewis, Senior City Attorney

On December 27, 2017, Salt Lake City Corporation (the "City") received an application from Reagan Outdoor Advertising ("Reagan") to construct a new billboard at 775 W. North Temple (BLD2017-11044) (the "775 North Temple Sign"). Reagan did not have sufficient billboard credits in the North Temple special gateway billboard bank, so, on April 30, 2018, the City properly denied Reagan's application to construct the 775 W. North Temple Sign.

BACKGROUND

On or about December 27, 2017, Reagan applied to construct a new billboard at 775 W. North Temple. The City began its zoning review process, and the Planning Division noted "from the drawings, I cannot tell what is being requested. Is this a new board? (there are no credits available for a new board on North Temple) Is this being moved (from where?) Is it being reconstructed? Need more information." See Cycle 1 Zoning Plan Review, attached as Exhibit A. Victoria Lara, Reagan's Site Coordinator, replied in a letter, stating that the request was to relocate the billboard located at 1500 W. North Temple, near the Overniter Motel ("Overniter Property") because "the property was recently purchased by Salt Lake City. Because of land development on site, we expect to be evicted shortly." See Exhibit A, Victoria Lara response to Cycle 1 Zoning Plan Review. The City therefore treated the application as a written request to relocate the billboard under Utah Code § 10-9a-511(2)(a).

In its next zoning review cycle, Planning Division staff noted that Reagan had insufficient credits in its North Temple special gateway billboard bank to construct the 775 North Temple Sign, and Reagan's "response to this issue indicates that this is a request to relocate the 1500 W. North Temple billboard yet I find no application for billboard demolition at the 1500 W. North Temple address." See Exhibit A, Cycle 2 Zoning Plan Review. In response to the City's Cycle 2

Zoning Plan Review, Ms. Lara reiterated that the request was to relocate the billboard located at the Overniter Property. See Exhibit A, Victoria Lara response to Cycle 2 Zoning Plan Review.

Planning Division staff's third zoning review noted the same issues: that a billboard relocation request must be accompanied by a request to demolish the existing billboard, and in the alternative, Reagan did not have sufficient billboard credits in its North Temple special gateway billboard bank to construct the new 775 North Temple Sign.

On April 23, 2018, Guy Larson, Reagan's Real Estate Manager, sent Doug Dansie, a City Senior Planner, an email asking about the status of the 775 North Temple Sign application. On the same day, Mr. Dansie replied reiterating that Reagan's North Temple special gateway billboard bank had a negative balance. See Exhibit B, April 23, 2018 emails between Guy Larson and Doug Dansie. On April 25, 2018, Mr. Larson replied that "in your email you indicated that Salt Lake City assumes Reagan applied to move the sign on North Temple pursuant to State Law. That is an INCORRECT assumption by Salt Lake City. Reagan formally applied pursuant to Salt Lake City's billboard ordinance NOT Utah State billboard law." See Exhibit B, April 25, 2018 email from Guy Larson to Doug Dansie.

Based on Mr. Larson's email to Mr. Dansie, the City treated the 775 North Temple Sign application as a request to use Reagan's billboard credits from its North Temple billboard bank. On April 30, 2018, the City denied Reagan's application to construct the 775 North Temple Sign because Reagan does not have sufficient billboard credits in its North Temple special gateway billboard bank. On May 10, 2018, Reagan filed an appeal challenging the City's denial on the basis that the City incorrectly calculated Reagan's billboard credits in the North Temple special gateway billboard bank.

SUMMARY OF ARGUMENT

The appeals hearing officer should uphold the zoning administrator's denial of Reagan's application to construct the 775 North Temple Sign because Reagan does not have sufficient billboard credits in its North Temple special gateway billboard bank. Reagan has not met its burden of proving that the City's calculation of billboard credits in the North Temple billboard bank was in error. The City provided Reagan with its billboard bank calculations for the North Temple special gateway and Reagan provided no evidence that the calculation was incorrect or the City incorrectly interpreted its zoning ordinance.

STANDARD OF REVIEW

The City's hearing officers are conferred authority to review for correctness a zoning administrator's interpretation or application of Salt Lake City Code. In addition, Reagan has the "burden of proving the decision appealed is incorrect." The City's hearing officers do not have authority to determine the scope or meaning of Utah Code or decide if provisions of Salt Lake City

¹ Salt Lake City Code § 21A.16.010 ("the hearing officer shall hear and decide appeals alleging an error in any administrative decision made by the zoning administrator . . . in the administration or enforcement of [Title 21A].")

² Salt Lake City Code § 21A.16.030(F).

Code are contrary to or violate provisions of state law.³ Those determinations are for the district court.⁴

Reagan challenges the zoning administrator's denial of Reagan's request to construct the new 775 North Temple Sign on grounds that the City miscalculated the billboard credits. Thus, Reagan has the burden of showing some error in the City's calculation.

ARGUMENT

The City properly denied Reagan's request to build the 775 North Temple Sign because Reagan had insufficient credits in the North Temple special gateway billboard bank.

1. Reagan has negative billboard credits in the North Temple special gateway billboard bank.

Reagan has a balance of negative 660 credits in its North Temple billboard bank. Reagan makes no attempt to show the entries in North Temple billboard bank are incorrect or that Reagan is entitled to credits that are not included in the bank and completely fails to meet its burden on this appeal.

Regardless, the determination that Reagan does not have sufficient credits in its billboard bank to construct a new billboard on North Temple is correct. First, the first line of the statement attached to Reagan's appeal includes a billboard that does not belong in the North Temple billboard bank. See Attached Billboard Bank to Reagan's Appeal. It is abundantly clear from the address alone that this billboard was not located in the North Temple special gateway and no credits can accrue to the North Temple billboard bank from the demolition of this billboard — 505 East 500 South. This transcription error occurred when the City's accounting for billboard banks were transferred from paper form to electronic excel spreadsheets. See Exhibit C, North Temple Special Gateway Billboard Account and supporting documents and General Billboard Bank Account. Notably, the 505 East 500 South billboard appears on the first line of the excel spreadsheet for the general billboard bank. *Id.* Since the same template was used to create electronic spreadsheets for all the billboard banks the reason for the transcription error is clear —the first line was not deleted when the template was copied. *Id.* Running the calculations without the incorrectly included 505 East 500 South billboard leaves a balance of negative 660. *Id.*

Second, Reagan may demolish the billboard located at the Overniter Property and request credits be added to the North Temple billboard bank and then use those credits to build a new billboard in the North Temple special gateway, subject to the requirement in City Code

³ See e.g. Utah Code § 10-9a-707(4) ("Only those decisions in which a land use authority has applied a land use ordinance to a particular application, person, or parcel may be appealed to an appeal authority."); Bennion v. Sundance Development, 897 P.2d 1232, 1236, n.5 (Utah 1995) (finding County board was limited to review of interpretation of County code.)

⁴ Memorandum Decision, Feb. 3, 2016, *Outfront Media v. Salt Lake City*, Case No. 160900413. *See also Bennion*, 897 P.2d at 1236, n.5 (Utah 1995) (finding County board was limited to review of interpretation of County code.)

21A.46.160(O)(1) that the new billboard is in the same special gateway and in a zoning district equal to or less restrictive than the zone in which the Overniter Property is located. However, Reagan has not requested a demolition permit and demolished the billboard as required before credits may be added to the account. Moreover, even if Reagan takes these steps, Reagan would need to "repay" the negative 660 debt before any credits may be withdrawn.⁵ Currently, the City properly denied Reagan's appeal because Reagan does not have sufficient credits in the North Temple billboard bank to construct a new billboard.

CONCLUSION

For the reasons stated above, the City properly denied Reagan's application to use billboard credits in the North Temple special gateway to construct a new billboard at 775 W. North Temple. That decision should be affirmed.

⁵ Reagan has a (-660) balance in the North Temple special gateway billboard bank because it deposited billboard credits for a billboard located at 1400 W. North Temple, but never demolished the billboard. The City subsequently discovered that Reagan did not own the billboard structure at 1400 W. North Temple, but by then Reagan had used the deposited credits for a new billboard in the North Temple special gateway. The City manually removed the billboard credits for the 1400 W. North Temple billboard after confirming that Reagan was not entitled to the credits, which created the negative balance in the billboard bank. The supporting documents, including a letter from Reagan acknowledging that it did not own the 1400 W. North Temple billboard and did not have the right to the banked credits, are attached as Exhibit D.

EXHIBIT A TO CITY'S BRIEF APPEAL NO. PLNAPP2018-00278

Zoning Cycle Review and Responses



DEPARTMENT of COMMUNITY and NEIGHBORHOODS

JACKIE BISKUPSKI MAYOR ORION GOFF DIRECTOR

CYCLE 1 ZONING PLAN REVIEW

(Based on the Salt Lake City ordinance Title 21A)

	41
Date: December 27, 2017 Log No. BLD2017-11044	
Zoning District: TSA-UN-C	T. Carrie
Project Name: BILLBOARD REAGAN OUTDOOR ADVERTISING	TOTAL TOTAL
Address: 77,5 W North Temple	rin a

APPLICANT CONTACT INFORMATION:

Name: Guy Larson

Email: guy@reaganusa.com

Phone: 801-301-4083

Reviewed by: Ken Brown

Email: ken.brown@slcgov.com

Phone: 801-535-6179

To discuss this review in person, please call or email a request for an appointment.

Permit and zoning information is available by visiting the Building Services and Civil Enforcement website at: http://www.slegov.com/building

This building permit application at the above located address has been reviewed for compliance with the Salt Lake City zoning code. The comments below indicate that corrections, clarification or additional details are required.

Zoning Review Comments:

- 1) No greater number of billboards shall be allowed in Salt Lake City than the number of existing billboards. A new billboard permit shall only be issued if the applicant has billboard credits of a sufficient number of square feet and billboards to allow construction of the new billboard. This application has been reviewed by Doug Dansie of the Planning Div. (801-535-6182) and he has made the following comments in the Accela plan review program:
 - "From the drawings, I cannot tell what is being requested. Is this a new board? (there are no credits available for a new board on North Temple) Is this being moved? (from where?) Is it being reconstructed? Need more information".
- 2) New billboards may be constructed only in the area identified on the official billboard map (see #1 above).
- 3) Except as provided in paragraph O of 21A.46.160, no new billboard may be constructed within six hundred feet (600') of the right of way of any gateway (see #1 above).
- 4) The application uploaded to the City Required Forms folder is a Sign Permit Application rather than a Billboard Construction Application. Please complete and upload a Billboard Construction Application.
- 5) Please upload a site plan into the drawings folder rather than an aerial photo. This site plan shall be drawn to scale (1" = 20' minimum), and shall include the following:

- a) A North Arrow.
- b) The parcel number, legal description, property lines and property line dimensions.
- c) The footprint as indicated on the Plan View of sheet S1 of 2 and the setback and other dimensions as necessary to document compliance to the minimum five foot (5') setback to all elements of the billboard and billboard structure.
- d) Location and dimensions of all rights-of-way, alleys, street and easements.
- e) All existing and proposed conditions of the site, including buildings, landscaping, parking, etc.
- f) Elevation datum for existing grade at the base of the support structure.
- g) Distance (spacing) to the nearest existing billboard on the same side of the street.
- 6) The S1 of 2 and S2 of 2 sheet details shall identify the scale to which they are drawn.
- 7) The S1 of 2 sheet shall include the following:
 - a) The handrail to handrail width documented on the Plan View.
 - b) Identification as to which Elevation View is being presented (North, South, East or West).
 - c) All dimensions as necessary to document compliance to the minimum five foot (5') setback to all elements of the billboard and billboard structure (including the cross over structure).
 - d) Elevation datum for existing grade at the base of the support structure and elevation datum at the top of the billboard.

This concludes this Zoning Review.

After all reviewers have completed their task:

Please reply to this review by downloading a response letter into the Review Comment Responses folder and revised or added drawings to the Review folder. All drawing revisions are to be uploaded into the Drawings folder, using the exact same naming of each sheet to maintain order and version sequence.

Thank you.

Victoria Lara

Site Coordinator Reagan Outdoor Advertising 1775 North Warm Springs Rd Salt Lake City, Ut 84116 victoria@reaganusa.com

Mobile: (801) 870-6726 Office: (801) 521-1775

Fax: (801) 521-9741



Ken, Steven and Kristeen,

Thank you for your review and comments. I apologize in advance, every city's process is different and I am trying to get familiar with yours. Let me know if I have to resubmit anything.

- 1. Request: relocation of BLTN on 1500 W North Temple. The property was recently purchased by Salt Lake City. Because of land development on site we expect to be evicted shortly.
- 2. New Billboard will be on a special gateway: North Temple between 600 West and 2200 West
- 3. No gateway right away within 600'
- 4. Both submitted in: City required forms
- 5. Submitted in: Drawings
- 6. Submitted in: Drawings
- 7. Submitted in: Drawings

Thanks,

Victoria Lara



DEPARTMENT of COMMUNITY and NEIGHBORHOODS

JACKIE BISKUPSKI MAYOR

ORION GOFF DIRECTOR

CYCLE 2 ZONING PLAN REVIEW

(Based on the Salt Lake City ordinance Title 21A)

	arrenta di di arrani
Date: December 27, 2017 Log No: BLD2017-11044	
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T TO LET THE TOTAL OF THE TAIL	
Zoning District: TSA-UN-C.	
D 2 IN DUIT TO A DISPUSACION OF THE OF A DWEDTING TO	
Project Name: BILLBOARD REAGAN OUTDOOR ADVERTISING	
A 3.1	
Address: 775 W North Temple	

APPLICANT CONTACT INFORMATION:

Name: Guy Larson

Email: guy@reaganusa.com

Phone: 801-301-4083

Reviewed by: Ken Brown

Email: ken.brown@slcgov.com

Phone: 801-535-6179

To discuss this review in person, please call or email a request for an appointment.

Permit and zoning information is available by visiting the Building Services and Civil Enforcement website at: http://www.slcgov.com/building

This building permit application at the above located address has been reviewed for compliance with the Salt Lake City zoning code. The comments below indicate that corrections, clarification or additional details are required.

Zoning Review Comments:

- 1) The previous review indicated that no greater number of billboards shall be allowed in Salt Lake City than the number of existing billboards, and that a new billboard permit shall only be issued if the applicant has billboard credits of a sufficient number of square feet and billboards to allow construction of the new billboard. The response to this issue indicates that this is a request to relocate the 1500 W North Temple billboard yet I find no application for billboard demolition at the 1500 W North Temple address for the City I.D. billboard 43 / Owner's I.D. 301 & 302, therefore; no billboard credits seem to be available. Please explain, and in the future please remember to describe the scope of work in the "Detailed Description" field of the application. This information has been missing on most of the resent proposals.
- 2) The previous review indicated that new billboards may be constructed only in the area identified on the official billboard map and the response to this issue states that this new billboard is in a Special Gateway. New Billboards are prohibited in this special gateway unless the Special Gateway account is holding an existing, demolished, nonconforming billboard of sufficient number of square feet and billboards to allow construction of the new billboard. As previously noted by Doug Dansie of the Planning Dept. and as indicated in item #1 above, it appears that there are no credits within the Special Gateway account to accommodate this proposal.

- 3) The previous review indicated that the application uploaded to the City Required Forms folder is a Sign Permit Application rather than a Billboard Construction Application and the response to this issue indicates that both are submitted. I don't find this to be the case, in fact; there is no Billboard Construction Application within this folder, and the sign Permit Application is for 367 W 900 S. Please complete and upload a Billboard Construction Application for this 775 W North Temple address.
- 4) The previous review indicated that the site plan shall include the following:
 - a) The parcel number and legal description for review against the property line dimensions. This information has not been provided.
 - b) The footprint as indicated on the Plan View of sheet S1 of 2 and the setback and other dimensions as necessary to document compliance to the minimum five foot (5') setback to all elements of the billboard and billboard structure. Insufficient detail has been provided on the site plan.
 - c) Location and dimensions of all rights-of-way, alleys, street and easements. None of this information has been provided as requested on the site plan.
- 5) The S1 of 2 and S2 of 2 sheet details shall identify the scale to which each detail has been drawn.
- 6) The S1 of 2 sheet shall include the following:
 - a) The handrail to handrail width documented on the Plan View.
 - b) Identification as to which Elevation View is being presented (North, South, East or West).
 - c) All dimensions as necessary to document compliance to the minimum five foot (5') setback to all elements of the billboard and billboard structure (including the cross over structure).

This concludes this Zoning Review.

After all reviewers have completed their task:

Please reply to this review by downloading a response letter into the Review Comment Responses folder and revised or added drawings to the Review Comment Responses folder and revised or added drawings to the Review Comment Responses folder and revised or added drawings to the Review Comment Responses folder and revised or added drawings to the Review Comment Responses folder and revised or added drawings to the Review Comment Responses folder and revised or added drawings to the Review Comment Responses folder and revised or added drawings to the Review Comment Responses folder and revised or added drawings to the Review Comment Responses folder and revised or added drawings to the Review Comment Responses folder and revised or added drawings to the Review Comment Responses folder and revised or added drawings to the Review Comment Responses folder.

Thank you.

Victoria Lara

Site Coordinator Reagan Outdoor Advertising 1775 North Warm Springs Rd Salt Lake City, Ut 84116 victoria@reaganusa.com

Mobile: (801) 870-6726 Office: (801) 521-1775 Fax: (801) 521-9741



Ken,

- 1. Request: relocation of BLTN on 1500 W North Temple. The property was recently purchased by Salt Lake City. Because of land development on site we expect to be evicted shortly.
- 2. New Billboard will be on a special gateway: North Temple between 600 West and 2200 West
- 3. No gateway right away within 600'
- 4. Both submitted in: City required forms
- 5. Submitted in: Drawings6. Submitted in: Drawings
- 7. Submitted in: Drawings

Thanks,

Victoria Lara



DEPARTMENT of COMMUNITY and NEIGHBORHOODS

JACKIE BISKUPSKI MAYOR ORION GOFF DIRECTOR

CYCLE 3 ZONING PLAN REVIEW

(Based on the Salt Lake City ordinance Title 21A)

	deficie simulation
Date: February 6, 2018 Log No. BLD2017-0044.	
Date: Represely 6, 2016	
Zoning District: TSA-UN-C	
Zoming District. 1944 SA-S	
Project Name: BILLBOARD REAGAN OUTDOOR ADVERTISING	
1810) [GGIDNIII]; ISHI IBBU ARAD ARAGARA O SHI MODARADA BALI ISHAO	
Address: 775 W North Temple	

APPLICANT CONTACT INFORMATION:

Name: Guy Larson

Email: guy@reaganusa.com

Reviewed by: Ken Brown

Email: ken.brown@slcgov.com

Phone: 801-301-4083

Phone: 801-535-6179

To discuss this review in person, please call or email a request for an appointment.

Permit and zoning information is available by visiting the Building Services and Civil Enforcement website at: http://www.slcgov.com/building

This building permit application at the above located address has been reviewed for compliance with the Salt Lake City zoning code. The comments below indicate that corrections, clarification or additional details are required.

Zoning Review Comments:

- 1) The previous reviews have indicated that no greater number of billboards shall be allowed in Salt Lake City than the number of existing billboards, and that a new billboard permit shall only be issued if the applicant has billboard credits of a sufficient number of square feet and billboards to allow construction of the new billboard. The response to this issue, uploaded on 1/24/2018 is the same response uploaded on 1/2/2018 and does nothing to clarify this issue. It is understood that this is a request to relocate the 1500 W North Temple billboard, yet I find no application for billboard demolition at the 1500 W North Temple address for the City I.D. billboard 43 / Owner's I.D. 301 & 302, therefore; no billboard credits seem to be available. Please submit a separate Billboard Demolition application for the 1500 W North Temple address, complete the demolition of the billboard and inform Doug Dansie that it has been removed so that the proper credit can be entered into the appropriate account. Please follow these instructions for this, and all future proposals for a timely review and permit issuance.
- 2) The previous reviews indicated that the application uploaded to the City Required Forms folder is a Sign Permit Application rather than a Billboard Construction Application. The response to this issue, uploaded on 1/24/2018 is the same response uploaded on 1/2/2018 and does nothing to resolve this issue. There still

- is no completed Billboard Construction Application for this 775 W North Temple address. Please follow these instructions for this, and all future proposals for a timely review and permit issuance.
- 3) The Drawings folder currently contains two (2) separate Site Plans, and these site plans differ in the way that the billboard is portrayed. To prevent confusion, and to determine exactly what is being reviewed and approved for permit issuance, only one (1) Site Plan can be included in the Drawings folder. As has been expressed to Guy Larsen over the last several years; aerial photos are generally not acceptable as a site plan because they seldom contain all of the information necessary to obtain a permit (north arrow, parcel number and legal description, property lines and dimensions, the scale at which they are presented [minimum 1" = 20'], etc.). Please indicate which Site Plan is to be used for review and permit issuance so that the other one can be eliminated. Please follow these instructions for this, and all future proposals for a timely review and permit issuance.
- 4) The previous review indicated that the site plan shall include the following:
 - a) The parcel number and legal description for review against the property line dimensions. This information has still not been provided as requested, and the Markups made on the Site Plan uploaded on 1/2/2018 to help in the understanding of what is being requested, have gone completely unheeded. Placement of a copy of the Salt Lake County Recorder sheet was not what was requested. Although this information can be used to review the dimensions of the property, this information is required to be included on the Site Plan to show compliance, without having to search other documents. Please follow these instructions for this, and all future proposals for a timely review and permit issuance.
 - b) The footprint as indicated on the Plan View of sheet S1 of 2 and the setback and other dimensions as necessary to document compliance to the minimum five foot (5') setback to all elements of the billboard and billboard structure. This information has still not been provided, and the Markups made on the Site Plan uploaded on 1/2/2018 to help in the understanding of what is being requested, have gone completely unheeded. Please follow these instructions for this, and all future proposals for a timely review and permit issuance.
 - c) Location and dimensions of all rights-of-way, alleys, street and easements. This information has still not been provided, and the Markups made on the Site Plan uploaded on 1/2/2018 to help in the understanding of what is being requested, have gone completely unheeded. Please follow these instructions for this, and all future proposals for a timely review and permit issuance.
- 5) The previous review indicated that the S1 of 2 and S2 of 2 sheet details shall identify the scale to which each detail has been drawn. These two (2) sheets have not been modified as requested. Please follow these instructions for this, and all future proposals for a timely review and permit issuance.
- 6) The S1 of 2 sheet shall include the following:
 - a) The handrail to handrail width documented on the Plan View for review against the Site Plan and associated details.
 - b) Identification as to which Elevation View is being presented (North, South, East or West) for review against the Site Plan.
 - c) All dimensions as necessary to document compliance to the minimum five foot (5') setback to all elements of the billboard and billboard structure (including the cross over structure, walk ways, handrails, etc.) for review against the Site Plan.

 Please follow these instructions for this, and all future proposals for a timely review and permit issuance.

This concludes this Zoning Review.

After all reviewers have completed their task:

Please reply to this review by downloading a response letter into the Review Comment Responses folder and revised or added drawings to the Review Comment Responses folder and revised or added drawings to the Review Comment Responses folder and revised or added drawings to the Review Comment Responses folder and revised or added drawings folder, using the exact same naming of each sheet to maintain order and version sequence.

Thank you.

Page **2** of **2**

BUILDING SERVICES P.O. BOX 145471 451 SOUTH STATE STREET, ROOM 215 SALT LAKE CITY, UTAH 84114-5471

EXHIBIT B TO CITY'S BRIEF APPEAL NO. PLNAPP2018-00278

April 2018 Emails between Doug Dansie and Guy Larson

From:

Dansle, Doug

To:

guy

Cc: Subject: Date: Norris, Nick; Lewis, Katherine

Subject: RE: Reagan Outdoor North Temple Application

Monday, April 23, 2018 11:51:28 AM

Guy

My involvement constitutes managing the North Temple billboard bank and Reagan has a maintained a negative balance on North Temple for years, having deposited credits then withdrawn them without ever actually demolishing the original board deposited. As previously noted, there are no credits to withdraw to facilitate a new board on North Temple using the billboard bank. This information has already been conveyed several times.

It is my understanding that Reagan has applied to build a new board at 800 West North Temple but has NOT formally applied to remove an old board from anywhere else and has not formally notified the City of the intent to use state law to move an existing boar. However, the City has proceeded under the assumption that you are using state law to move a board presently located at the Overnighter Motel on North Temple, rather than use the bank. As previously noted, State law mandated relocation decisions are not made by me or the permits office and have been transmitted to the attorney and mayor's offices for direction.

It has been represented to me that members of the Mayor's staff have been in contact with Reagan and discussions have been happening at that level.

However; I will once again forward this email to the Attorneys office for their review and response.

Doug Dansie, AICP Senior Planner

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS
SALT LAKE CITY CORPORATION

Email: Doug.Dansie@slcgov.com

TEL 801-535-6182 FAX 801-535-6174

www.SLCGOV.com

From: guy [mailto:guy@reaganusa.com]
Sent: Monday, April 23, 2018 11:13 AM

To: Dansie, Doug <Doug.Dansie@slcgov.com>
Subject: Reagan Outdoor North Temple Application

Doug,

We still have not heard from you or anyone else for the City regarding our application on North Temple. Will you please let me know today the status of the permit.

Thanks,

Guy Larson Real Estate Manager Reagan Outdoor Advertising 1775 N Warm Springs Road Salt Lake City, UT 84116

Office: (801) 521-1775 Direct: (801) 526-1429 Mobile: (801) 301-4083 Fax: (801) 521-9741 guy@reaganusa.com

From: To: Dansle, Doug Lewis, Katherine

Subject: Date: FW: Reagan Outdoor North Temple Application Wednesday, April 25, 2018 11:42:06 AM

Doug Dansie, AICP Senior Planner

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS
SALT LAKE CITY CORPORATION

Email: Doug.Dansie@slcgov.com

TEL 801-535-6182 FAX 801-535-6174

www.slcgov.com

From: guy [mailto:guy@reaganusa.com]
Sent: Wednesday, April 25, 2018 11:11 AM
To: Dansie, Doug < Doug. Dansie@slcgov.com>

Cc: Litvack, David <david.litvack@slcgov.com>; Reberg, Mike <Mike.Reberg@slcgov.com>

Subject: Reagan Outdoor North Temple Application

Doug,

I am writing in response to your email below.

In your email you indicated that Salt Lake City assumes Reagan applied to move the sign on North Temple pursuant to State Law. That is an INCORRECT assumption by Salt Lake City. Reagan formally applied pursuant to Salt Lake City's billboard ordinance NOT Utah State billboard law.

I am at a loss as to why Salt Lake City would incorrectly make the assumption the application was made as you have described in your email below. In previous instances when Reagan has applied in Salt Lake pursuant to Utah State Billboard Law, it had made it abundantly clear that is its intent. In fact Reagan uses a special form letter it has designed for those instances.

Reagan requests its application be considered by Salt Lake City under the Salt Lake City billboard ordinance and approved or denied under Salt Lake City's ordinance.

If Salt Lake City's position is Reagan has a negative footage balance in the North Temple sign bank, Salt Lake needs to formally deny the permit for that reason and Reagan will appeal the decision. If, hypothetically Reagan does have a negative footage balance on North Temple, once the sign in question is banked, Reagan would still be entitled to the footage difference between the deficit and the amount of footage deposited.

Once again I reiterate Reagan did NOT apply to move the sign on North Temple pursuant to Utah State billboard law. Reagan applied under the billboard ordinance of Salt Lake City.

Reagan requests its application be considered under the billboard ordinance of Salt Lake City and would appreciate a response in the near future based on Salt Lake City's zoning ordinance.

Sincerely,

Guy Larson Real Estate Manager Reagan Outdoor Adv

From: Dansie, Doug [mailto:Doug.Dansie@slcgov.com]

Sent: Monday, April 23, 2018 11:51 AM

To: guy

Cc: Norris, Nick; Lewis, Katherine

Subject: RE: Reagan Outdoor North Temple Application

Guy

My involvement constitutes managing the North Temple billboard bank and Reagan has a maintained a negative balance on North Temple for years, having deposited credits then withdrawn them without ever actually demolishing the original board deposited. As previously noted, there are no credits to withdraw to facilitate a new board on North Temple using the billboard bank. This information has already been conveyed several times.

It is my understanding that Reagan has applied to build a new board at 800 West North Temple but has NOT formally applied to remove an old board from anywhere else and has not formally notified the City of the intent to use state law to move an existing boar. However, the City has proceeded under the assumption that you are using state law to move a board presently located at the Overnighter Motel on North Temple, rather than use the bank. As previously noted, State law mandated relocation decisions are not made by me or the permits office and have been transmitted to the attorney and mayor's offices for direction.

It has been represented to me that members of the Mayor's staff have been in contact with Reagan and discussions have been happening at that level. However; I will once again forward this email to the Attorneys office for their review and response.

Doug Dansie, AICP Senior Planner

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS
SALT LAKE CITY CORPORATION

Email: <u>Doug.Dansie@slcgov.com</u> TEL 801-535-6182

TEL 801-535-6182 FAX 801-535-6174

WWW.SLCGOV.COM

Guy Larson

Real Estate Manager
Reagan Outdoor Advertising
1775 N Warm Springs Road
Salt Lake City, UT 84116
Officer (801) 521-1777

Salt Lake City, UT 84116 Office: (801) 521-1775 Direct: (801) 526-1429 Mobile: (801) 301-4083 Fax: (801) 521-9741 guy@reaganusa.com

EXHIBIT C TO CITY'S BRIEF

APPEAL NO. PLNAPP2018-00278

North Temple Special Gateway Billboard Account and Supporting Documents and General Billboard Bank Account

Billboard Account

Record of Deposits and Withdraws

Name of account owner:

Reagan Outdoor

Date of last update:

<u>7/9/18</u>

Account owners address:

1775 N 900 W Salt Lake City, UT 84116

Phone number:

(801) 521-1775

			- Deposit						Wit	hdrawl			Balance	and a contract of the contract	
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Billboard Account

Record of Deposits and Withdraws

Name of account owner: Reagan Outdoor Date of last update:

Account owners address: 1775 N 900 W Salt Lake City, UT 84116 Phone number: (801) 521-1775

Withdrawn for lack # of Face S Date of action/Expired Faces (sqfi	Total soft	Location of Board							1	_	class o	
of action/Expired Faces (sqfi			Class	Date	# of	Face Size	Total sqft	New Location	# of	Square	A B	
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RIIIDOSLA VCCONUL

Record of Deposits and Withdraws

Name of account owner: Account owners address:

Reagan Outdoor 1775 N 900 W Salt Lake City, UT 84116

Date of last update:

Phone number:

(801) 521-1775

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Date	Redeposit/Expired	# of	Face Size	Total sqft	Location of Board	Class	Date	# of	Face Size	Total sqft	New Location	# of	Square Footage	class credit A B C D
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Billboard Account

Record of Deposits and Withdraws

Name of account owner: Account owners address: Reagan Outdoor - North Temple

1775 N 900 W Salt Lake City, UT 84116

Date of last update:

Phone number:

(801) 521-1775

			Deposit				1		Wr	thdrawl	***************************************	1	Balance	class cred
Date	Redeposit/Expired	# of Faces	Face Size (sqft)	Total sqft	Location of Board Removed	·	Date	# of Faces	Face Size (sqft)	Total sqft	New Location	# of Boards	Square Footage	A B C
3/9/1994		2	288		505 E 500 S	A						1	576	1 1
6/2/1994		2	338		1830 W N Temple	В	1					2 3		1 2
6/2/1994		4	338		1760 W N Temple	В						3 4		1 3
6/2/1994	voided 7/13/99	2	338	676	1400 W N Temple	В		~	672	1 744	2325 W N Temple	3		1 2
							6/2/1994	2		7,544	1730 W N Temple	2		1 1
						_	8/8/1994	4	200	000	1730 W te temple	3		1 2
8/12/1996	redeposit	2	300	600	1730 W N Temple	В	7/31/1996	2	672	1 344	1500 W N Temple	2		1 1
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Billboard Account

Pursuant to Salt Lake City, Ordinance 21.93

Record of Deposits and Withdraws/Special Gateway North Temple

Name of account owner: Reagan Outdoor Advertising Date of last update: 4894

Account owners address: 1775 p. 90 w SLC UT 84116 Phone number: 521-1775

	Tourselling		2 200 200		244.60		AWAL.		<u>8786-1-1286-1855-1855-1857-1858-1858</u>		CE:	******
	# of billboard faces	square footage	location of	board removed	*class	date	# of new billboard faces	new square footage	new location	# of boards	squere footage	class
6/2/44	2.	2×238	1830	W N. Tempe	B			N 4444		1	6760	10
6/2/84	4	/352	1760	W N. Temok	13					2	2028	ZB
12/94	2.	676	1400	W N. Tomble	B					3	2704	30
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						8/8/44	2	(1344) 230 (600)	1730 W N. Texple	1	760	13
8/12/96	2	(650)	1730	W. N. Temple	B		ŧ	1	<u> </u>	2	/360_	ZB
				· · · · · · · · · · · · · · · · · · ·		7/31/96	2	1244	1500 W N. Temple		16	1/3

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*Class A = Residential/Historic/Downtown, C-4

B = Business B-3/Gateway

C = All other nonconforming boards (spacing, C-1, etc.)

D = Conforming board

Billboard Account Record of Deposits and Withdraws

Name of account owner: Account owners address: Reagan Outdoor - North Temple

1775 N 900 W Salt Lake City, UT 84116

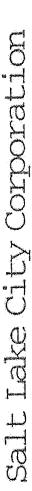
Date of last update:

5.14.18 (removal of non-NT board)

Phone number:

(801) 521-1775

	MINIAU TO THE TOTAL THE TOTAL TO THE TOTAL TOTAL TO THE T		Deposit						Wit	hdrawl			Balance		
Date	Redeposit/Expired	# of Faces	Face Size (sqft)	Total sqft	Location of Board Removed	Class	Date	# of Faces	Face Size (sqft)	Total sqft	New Location	# of Boards	Square Footage 676	class cr	
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/2/1994		. 4	338	1,352	1760 W N Temple	В	ŀ					2 3	2,028 2,704	3	
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Withdraw From Billboard Bank Account

J-29-84 1125-82

> Pursuant to Salt Lake City, Ordinance 21.93

> > 01/94

	Date: 7/81/90p
Applicant's Name: REAGAN CUTIOCOL PON.	Phone #: <u>321-177.5</u>
Applicant's Address: 1775 N. Whem Epicinop Pb.	and the state of t
Property Owner's Name: ONCINIGHTEK PLOTOR SOLD	Phone #: <u>N/A=</u>
Proposed Billboard Address: 1500 W. NORTH TEH	DIE
County Tax Parcel # (Sidwell #): 08-34-476-012-0000	2 Zoning of Property: CC
Existing use of Premise: Hotel	
File completed application to: Room 215 City & County Building	DELANNING DISCONING
451 South State Street Salt Lake City, Utah 84111	1/20 1/00
Sall Land Oily, Olan Datin	
The filing fee is based on the Uniform Building Code.	William I was a second
cite initiag two to manage of the city of	\Q _{\lambda_l}
Attach to Application please include a plot plan:	
- The plan should be to scale, a minimum - The plan must show: - actual property lines with dimensions; - size and location of all existing and pr - size and location of all other signs; - size and location of all buildings; - layout of parking facilities, plazas, mir - right-of-way, alleys, and easements; - distance to the nearest buildings and - If the billboard is to be constructed on property line location, a survey may be r Promis to construct one (1) Back to Back which will accompand to two (2) Sign Ta Butters, Pt. Totale to the Drawin from Engr	roposed billboards; ni-parks, etc.; billboards on all abutting properties. operty line, or if there is a dispute on required. IC painst unit Sign Structure; acces of lora sy FT. coch, cR or Bank.
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Clametria of Drangery Owner: L. 1/Per	Control Control
Permanent Address: 1775 N. WARH SPRING	O RD SLC UT 84116
Send Notice to: AAML	



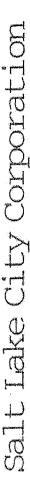


Withdraw From Billboard Bank Account

Pursuant to Salt Lake City, Ordinance 21.93

01/94

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	Date:	7/31/96	<u> </u>
Applicant's Name: REAGAN CLITICON POV.	_Phone #:	521-1775	
Applicant's Address: 1775 N. When Sormon Ris.	1860.,	and the second second second second second	<u> </u>
Property Owner's Name: CNCYNIGHTER PLOTER AND	Phone #:	N/A-	<u> </u>
Proposed Billboard Address: 1500 W. NORTH TEHL)(<u>*</u>	WATER THE	en e
County Tax Parcel # (Sidwell #): 08-34-476-012-0000	_Zoning of	Property: _	<u>Co</u>
Existing use of Premise: NOTEL	Arzunianian serianian mengapan di	Manager Market Street County County of County	- nakasina andan andan pinan pinan andan andara a
File completed application to:		//0/>	
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Room 215		`Y/ . `	
City & County Building	- 42	K W	
451 South State Street			
Salt Lake City, Utah 84111			```\$` <i>[[]][[</i>
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The filing fee is based on the Uniform Building Code.		· ·	
Attach to Application please include a plot plan:			
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 The plan must show : actual property lines with dimensions; 	•		
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• size and location of all other signs;			
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Signature of Applicant: Windy J. M. M.	and the state of t	**************************************	programme and the state of the
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Send Notice to: <u>Aami</u>	ognica programa de la composica de la composic		





Withdraw From Billboard Bank Account

Pursuant to Salt Lake City, Ordinance 21.93

	Date: 7/31/91p
Applicant's Name: REAGAN CUTDOOL POV.	Phone #: <u>521-1775</u>
Applicant's Address: 1775 N. When Epicings Rb.	
Property Owner's Name: ONCONGHIEK PLOTOR AND	Phone #: N/A-
Proposed Billboard Address: 1500 W. NOCTH TELL	
County Tax Parcel # (Sidwell #): OR 34 476 012 CCCC	Zoning of Property:
Existing use of Premise: HCTCL	
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File completed application to:	DER
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Salt Lake City, Utah 84111	
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Attach to Application please include a plot plan:	
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- If the billboard is to be constructed on pro	
property line location, a survey may be n	
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which reul accompdate two (2) sign For	icus of 1672 so FT. coch, or
1844 St. PT. TOTAL to loc Draw'n from Dign	~ Boule
Signature of Applicant: Windy J. Mchullin	
Permanent Address: 1775 N. WARH SPRING	CRD RLL UT 84116
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01/94

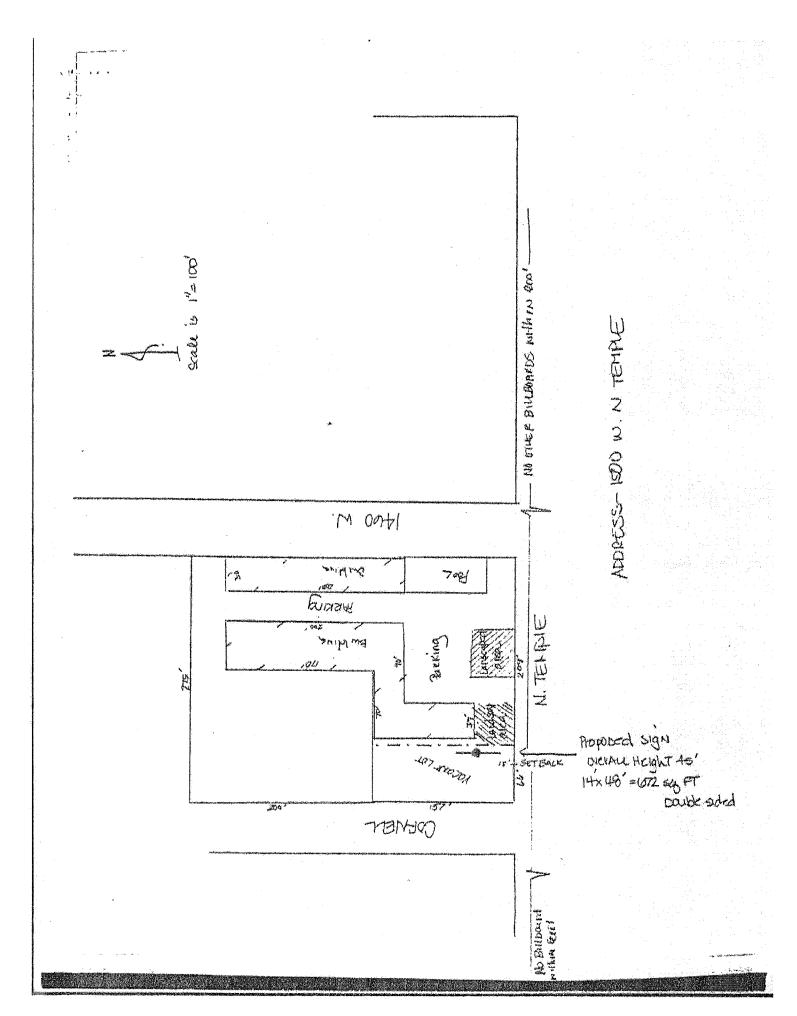
Send Notice to: Danc



SIGH PERMIT APPLICATION

	FOR O	FFICE	USE	ONLY	
Permit l	Number	•			
Date Is	sued:				W. 3
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	ite plan, details, elevations, engineering and this completed
application with: Bullding Services and 451 South State Stree Salt Lake City, UT 8 Telephone: (801) 535	t, Room 215
Installation Address of Sign(s): 1500 度	LO. NORTH TEMPLE
Name of Establishment: <u>(ソピソス) らげに</u>	2 HOTEL
Owner of Sign(s): PEAGAN ONTO	R ADJ.
Sign Installer: REAGAN OUTTOOL AD	
Address: 1775 N. WARH SPRINAS	RD. SIC UT 64116
Phone Number: 521-1775 State	Contractor's License # 9755 8 11 1750
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Double Fee:	Board of Adj.:
TOTAL:	Date of Approval:





1775 N. Warm Springs Rd. Salt Lake City, UT 84116 (801) 521-1775 FAX (801) 521-9741

Fax Transmittal Sheet

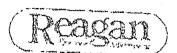
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August 12, 1996

City of Salt Lake City Planning and Zoning Department 451 S. State Street Room 406 Salt Lake City, UT 84111 Attn: Doug Dansie

RE: Reagan Outdoor Advertising Billboard Bank

Dear Doug,

Per our phone conversation, please accept this letter as written confirmation to re -bank billboard credits from the unbuilt location of 1730 West North Temple. The total square footage being re-banked from this Location is: 600 sq. ft.

Thank you for your prompt attention to this matter. If you should have any questions or concerns please call me at 321-1775.

Sincerely,

Windy L'McLean Site Administrator





Withdraw From Billboard Bank Account

Petition Number

Pursuant to Salt Lake City, Ordinance 21,93

	Ordination 21,95
eqi de	1, Date: 6-7-94
	Applicant's Name: Reagon Outdoor Idu Phone #: 5211273
	Applicant's Address: 1775 N 900 W, Shc U + 84121
	Property Owner's Name: Name: Name Club Phone #:
	Proposed Billboard Address: 1730 W No Tem pote
	County Tax Parcel # (Sidwell #): 08-34-381-02/ Zoning of Property:
	Existing use of Premise: Javer N
	File completed application with the:
	Permits and Licensing Office
	City & County Building
	451 South State Street, Room 215
	Salt Lake City, Utah 84111
	The filling fee is based on the Uniform Building Code.
	Attached to application please include:
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	 A site plan to scale, a minimum of 81/2 x 11 inches in size. The plan must show: actual property lines with dimensions; size and location of all existing and proposed billboards; size and location of all other signs; size and location of all buildings; layout of parking facilities, plazas, mini-parks, etc.; rights-of-way, alleys, and easements; distance to the nearest buildings and billboards on all abutting properties. If the billboard is to be constructed on property line, or if there is a dispute on property line location, a survey may be required.
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	Signature of Applicant:
-	Signature of Property Owner:
	Permanent Address:
	Send Notice to:



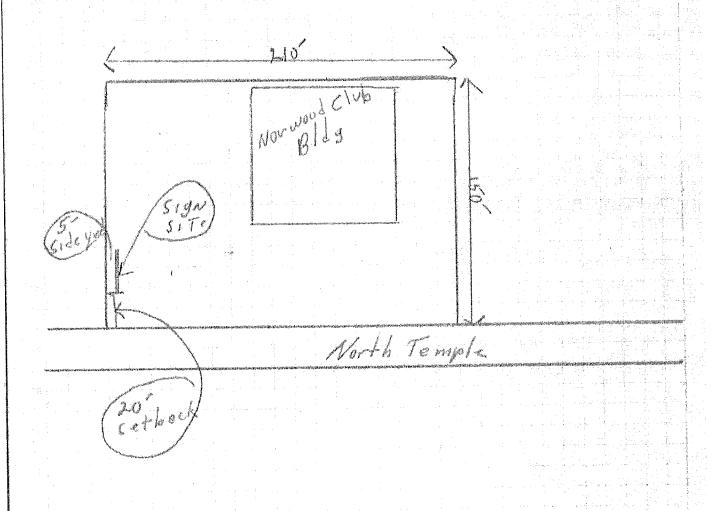


Withdraw From Billboard Bank Account

Petition Number

Pursuant to Salt Lake City, Ordinance 21,93

	Date: 6 74
	Applicant's Name: Reagon Outdoor Adv Phone #: 521 1295
	Applicant's Address: 1775 N 909 W , Sh.C. U + 54121
	Property Owner's Name: Namwood Club Phone #:
	Proposed Billboard Address: 1730 W No Tempole
	County Tax Parcel # (Sidwell #): 08-34-381-02/ Zoning of Property:
	Existing use of Premise: Zaver v
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	Permiits and Licensing Office City & County Building 451 South State Street, Room 215 Salt Lake City, Utah 84111 The filling fee is based on the Uniform Building Code.
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	City & County Building
	451 South State Street, Room 215
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	The filing fee is based on the Uniform Building Code.
	Reguirees.
	The filling fee is based on the Uniform Building Code. Attached to application please include: - A site plan to scale, a minimum of 81/2 x 11 inches in size. - The plan must show:
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	- A site plan to scale, a minimum of 81/2 x 11 inches in size.
	- The plan must show:
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-	 The plan must show: actual property lines with dimensions; size and location of all existing and proposed billboards; size and location of all other signs; size and location of all buildings; lavoit of parking facilities, plazas, mini-parks, etc.; rights-of-way, alleys, and easements;
	• size and location of all other signs;
	* layout of parking facilities, plazas, mini-parks, etc.;
-	• rights-of-way, alleys, and easements;
	 distance to the nearest buildings and billboards on all abduling properties.
	 If the billboard is to be constructed on property line, or if there is a dispute on
	property line location, a survey may be required.
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	Signature of Applicant: Lawrence Control of the State of the
	Signature of Property Owner:
	Permanent Address:
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08-34-381-021

8-34-32 SALT LAKE CO. SCALE-11. 100 100. 311 (878) 184. N TEMPLE 98111 15 317930 Table M g etc. ST WATER 907 ones! Sign (EE) 600 55 ANN A LUBBY AND 110 100 66 404 604

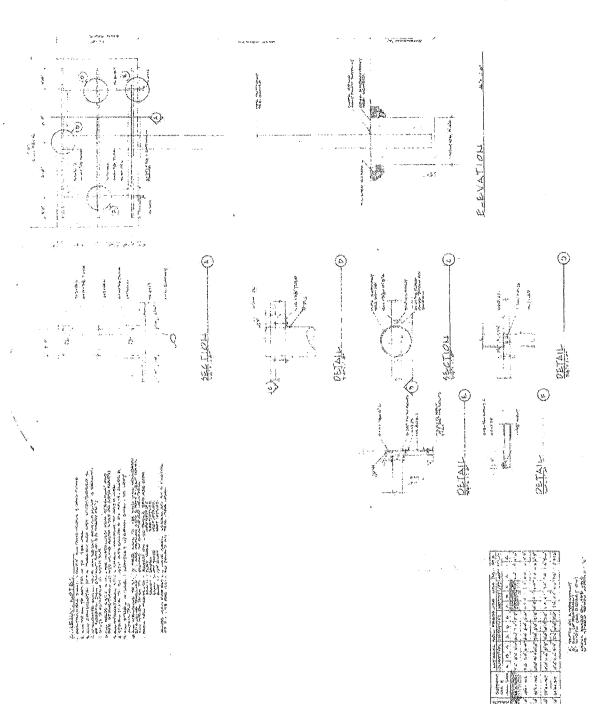
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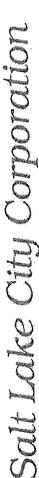
Withdraw From Billboard Bank Account



Pursuant to Salt Lake City, Ordinance 21,93

	Date: 6/2/94
Applicant's Name: Reagan Outdoor Advertising	Phone #:521-1775
Applicant's Address:1775 North 900 West, SLC, UT	84116
Property Owner's Name: Larine Corp.	Phone #:
Proposed Billboard Address: 2325 West North Temple,	
County Tax Parcel # (Sidwell #): 08-33-478-0012	Zoning of Property: M1
Existing use of Premise: Parking Lot	
The state of the s	- All free to the state of the
File completed application to:	
i is completed approaced to:	
Room 215	
City & County Bullding	
451 South State Street	
Salt Lake City, Utah 84111	New board
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The filing fee is based on the Uniform Building Code.	1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -
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- The plan must show :	
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property line location, a survey may be t	
property into location, a solvey may be t	oquitour
Replacement location for 1760 West North Te	mmla SLC HT
Replacement location for 1700 west North 16	mpre? ov
Signature of Applicant:	- sell
Signature of Property Owner:	
Permanent Address:	
Send Notice to:	

01/94





Billboard Demolition

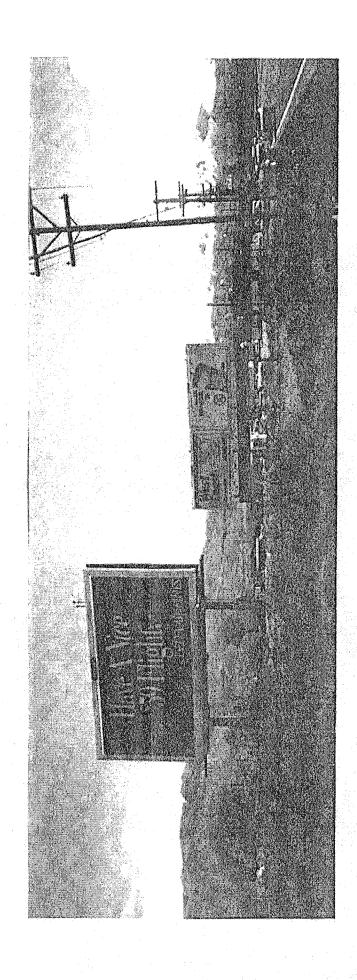
Deposit Into Billboard Bank Account



Pursuant to Salt Lake City

01/94

,		CHUIII	ance z 1.50
Date:	Tur	2,1	794
Applicant's Name: Reagan Outdoor advertising Phone #:	521-	1775	Carrow House, Control of the Control
Applicant's Address: 1775 No., 900 M., SCC, UT	84119	2	
Property Owner's Name: Suther (ands Phone #:			
Billboard Address: 1830 West North Temple			
Dillocard Address. 1000 College New York of	Dragadie	س	
County Tax Parcel # (Sidwell #): 0834376004000 Zoning of	rioperty.	7, -,	~ / ~
Existing square footage of billboard (of each face and total): 338	59.44	<u> </u>	e.Madajata)
Existing number of billboard faces: Tuco	***************************************		MARKET SCHOOL SCHOOL STREET COACH
			Salar Salar
Before commencing demolition, allow time for the site to be field	d checked	·	
Take-down to occur prior to June 18th, 199			
File completed application to:			
and the first of t			
Permits and Licensing Office			
City & County Building			
451 South State Street, Room 215			
Salt Lake City, Utah 84111			
The filling fee is \$50.00			
Attach to Application please include a plot plan:			The second
The second secon			
- The plan should be to scale, a minimum of $81/2 \times 1$	I inches In	size.	
The plan must show:			
 actual property lines with dimensions; 	.*		
 size and location of all billboards; 			
 size and location of all other signs; 			
• size and location of all buildings;			
layout of parking facilities, plazas, mini-parks, et	(lev)		
 right-of-way, alleys, and easements; 	nronerties		
 distance to the nearest buildings on all abutting 	brobordes	l *	
See attached photo. Sign is located	in vac	auch	6 t.
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Signature of Applicant:	(districture	in the state of th
Signature of Property Owner:			istratistista surdes manumumine
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Send Notice to:	and the second s		water and the copies was transfer to be a secure of the copy of th



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	Billboar Deposit Into B	d Dem	olition k Account	ANNING	1994	LIFE t to Salt Lake City, Ordinance 21.93
nipara+niika haa					e: March	*
Apj	olicant's Name: <u> </u> S	Ceagau Out	door ad	<u>ver</u> Pho	ne #:\$2]	
Am	alicant'e Aridraee.	1775 11	ann (a)	566 U"	r 84116	The second secon

ELUTAMINO 3/19/9

Property Owner's Name: Hermes assoc. Phone #: 363-5555 Billboard Address: 505 East 500 South SCC County Tax Parcel # (Sidwell #): 1606 4 3 000 9 0000 Zoning of Property: B-3(Hist. Dist.) Existing square footage of biliboard (of each face and total): 2 ea. x 288 = 576 sq. ft. Existing number of billboard faces: Two.

Before commencing demolition, allow time for the site to be field checked. Reagan will not commence demolition before field check. File completed application to:

> Permits and Licensing Office City & County Building 451 South State Street, Room 215 Salt Lake City, Utah 84111

The filing fee is \$50.00

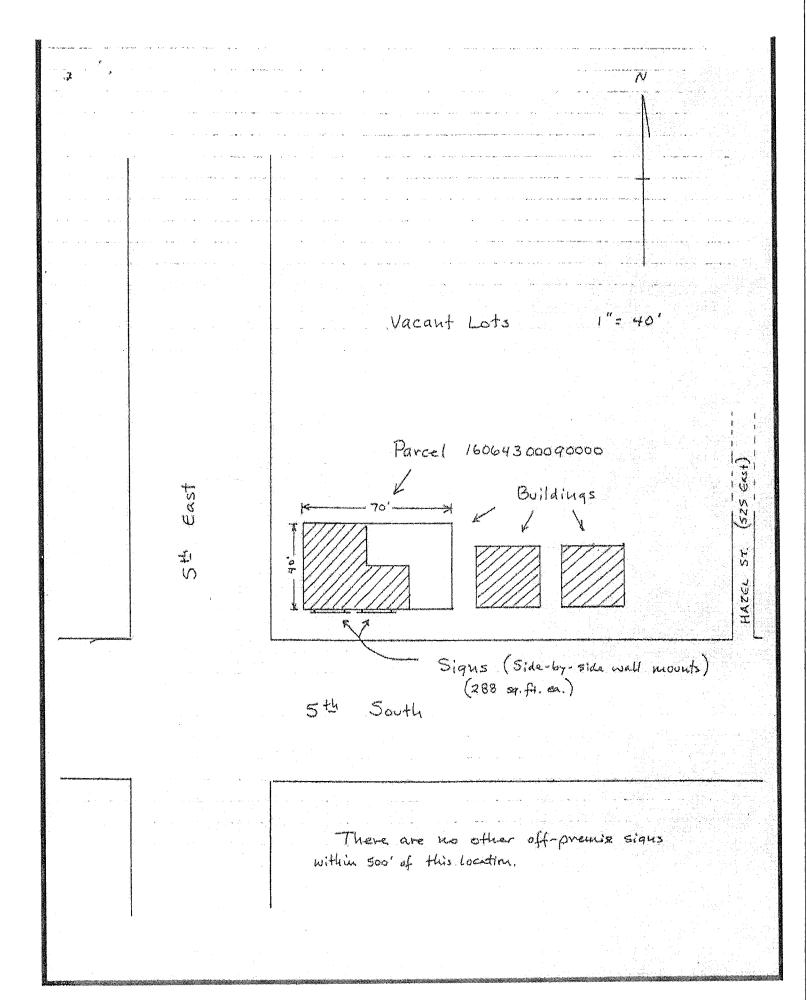
Attach to Application please include a plot plan:

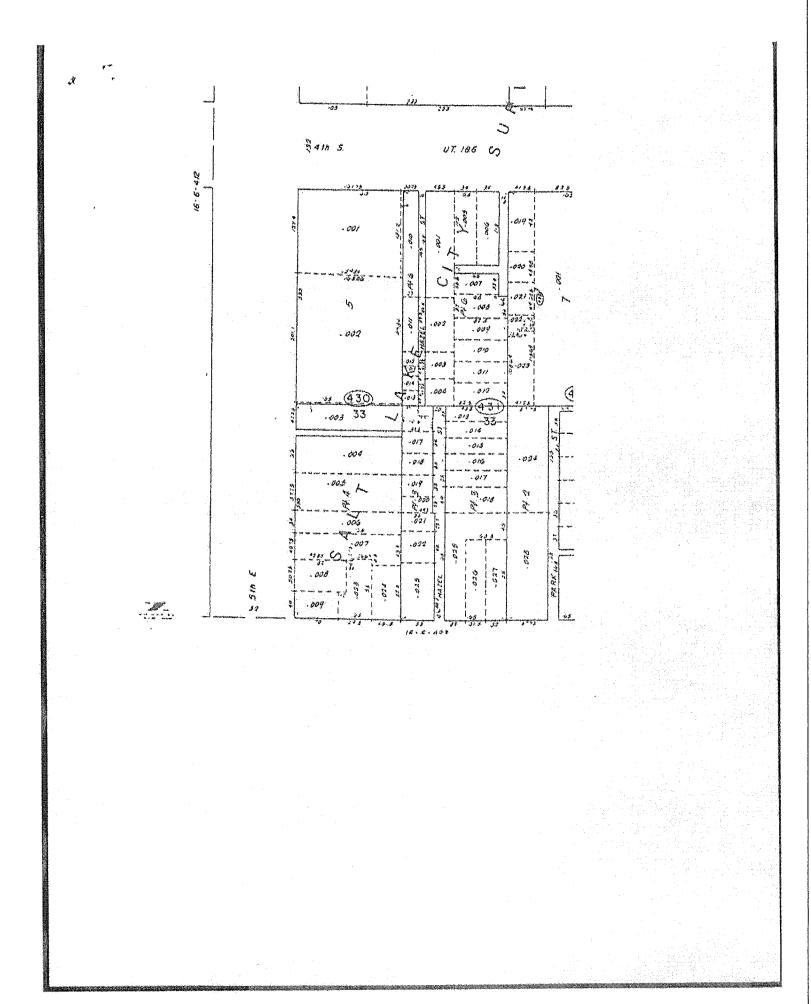
- The plan should be to scale, a minimum of 81/2 x 11 inches in size.
- The plan must show:
 - · actual property lines with dimensions;
 - size and location of all billboards;
 - · size and location of all other signs;
 - · size and location of all buildings;
 - · layout of parking facilities, plazas, mini-parks, etc.;
 - · right-of-way, alleys, and easements;
 - distance to the nearest buildings on all abutting properties.

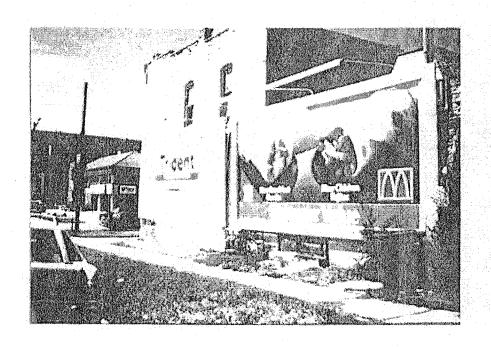
There are no other off-premise signs in this vicinity

Signature of Applic	ant:)c1 (CALL	_ £v:_		
Signature of Proper	rty Owner: _	L'Rea	ugau Ortoloo	z GASLE	Msing	A CONTRACTOR OF THE PARTY OF TH
Permanent Address	s: <u>1775</u>	No., 900	Lall, Sha, I	LEG IN	1.5x	
Send Notice to:	<u>Same</u>	and the second s	and the state of t	engana reme ng an nanas (1000) trafa di ye (100 nishi) da	and the state of t	98

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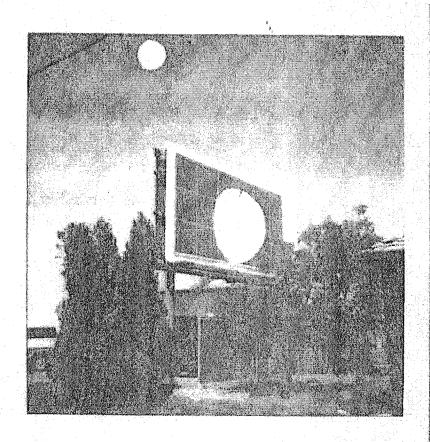
Billboard Demolition

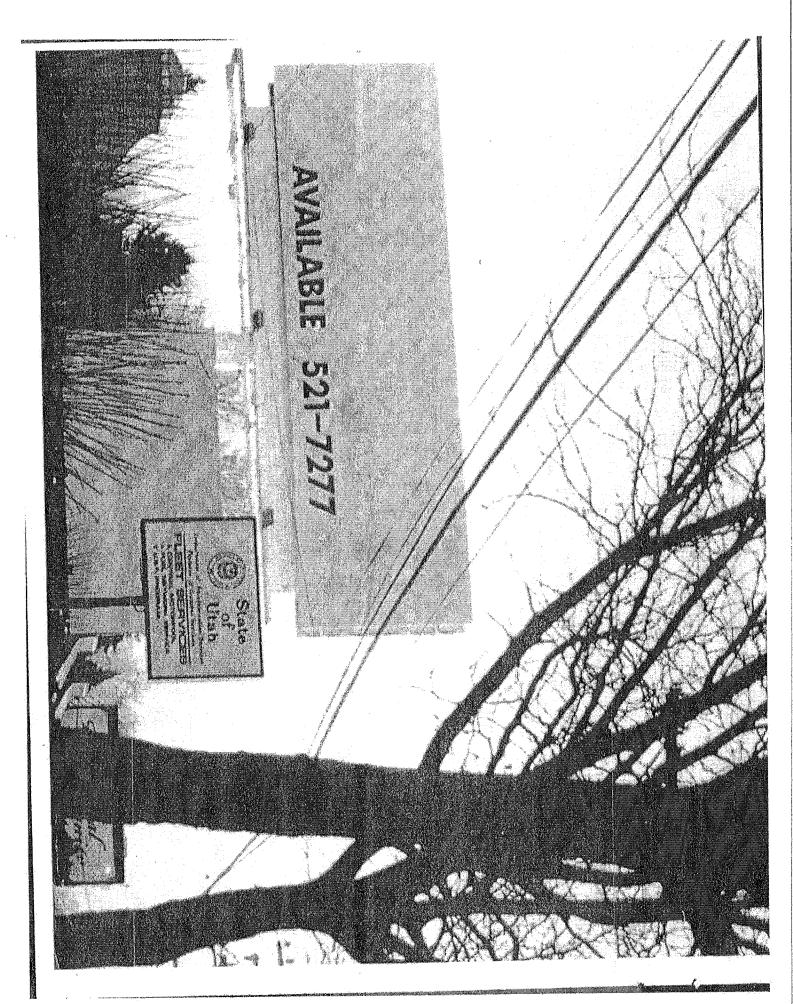
Deposit Into Billboard Bank Account

Pursuant to Salt Lake City, Ordinance 21.93

	diction
Date: <u>- Tukke 2 1994</u>	
Applicant's Name: Rengan Ortabon adventising Phone #: 521-1775	
Applicant's Address: 1775 No. 900 W. SEC, OT 84116	البال
Property Owner's Name: Meulove Phone #:	in the second
Billboard Address: 1400 West North Temple	ALL DESCRIPTION OF THE PERSON
County Tax Parcel # (Sidwell #): 08344 280 100000 Zoning of Property: C-L	·····
Existing square footage of billboard (of each face and total): 338 (676)	نست
Existing number of billboard faces: Two	peterlin.
To be relocated along special gateway.	
Before commencing demolition, allow time for the site to be field checked.	
Will not be takedown for at least 80 days.	
File completed application to:	
	À
Permits and Licensing Office	
City & County Building 451 South State Street, Room 215	rić.
Salt Lake City, Utah 84111	
The filing fee is \$50.00	
Attach to Application please include a plot plan:	
- The plan should be to scale, a minimum of $81/2 \times 11$ inches in size.	
- The plan must show :	
 actual property lines with dimensions; size and location of all billboards; 	
• size and location of all other signs;	
• size and location of all buildings;	
· layout of parking facilities, plazas, mini-parks, etc.;	
• right-of-way, alleys, and easements;	
 distance to the nearest buildings on all abutting properties. 	
Sex photo 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
1/1	
Signature of Applicant:	LLAURICE P
Signature of Property Owner:	***********
Permanent Address: Send Notice to:	a diriama
1 DERO PORCE ISE	CHANGE AND

page 69











9020 4 7=27-94

Billboard Demolition

Deposit Into Billboard Bank Account

Colona y Pursu

Pursuant to Salt Lake City, Ordinance 21,93

Date: 1424
Applicant's Name: Rogan Ortdoor adventising Phone #: 521-1775
Applicant's Address: 1775 Ab., 900 W. SEC, UT 84116
Property Owner's Name: Meulove Phone #:
Billboard Address: / 400 West North Texals
County Tax Parcel # (Sidwell #): 08344 280100000 Zoning of Property: C-1
Existing square footage of billboard (of each face and total): 338 (676)
Existing number of billboard faces: Two
To be relocated along special gottenay.
Before commencing demolition, allow time for the site to be field checked.
Will not be takedown for at least 30 days.
File completed application to:
Permits and Licensing Office
City & County Building
451 South State Street, Room 215 Salt Lake City, Utah 84111
Sait Land Sity, Stain State
The filling fee is \$50.00
Attach to Application please include a plot plan:
- The plan should be to scale, a minimum of 81/2 x 11 inches in size.
- The plan must show :
actual property lines with dimensions;
• size and location of all billboards;
 size and location of all other signs; size and location of all buildings;
layout of parking facilities, plazas, mini-parks, etc.;
 right-of-way, alleys, and easements;
 distance to the nearest buildings on all abutting properties.
1 All and the second
Signature of Applicant:
Signature of Property Owner:
Permanent Address:
Send Notice to:

SALT'LAKE GHTY CORPORATION

WILLIAM T. WRIGHT, AICH

BRENT B. WILDE

RANDOLPH P. TAYLOR

COMMUNITY AND EDGNOMIC DEVELOPMENT

July 13, 1999

Mr. Todd Heslop Reagan Outdoor Advertising 1775 North Warm Springs Road Salt Lake City, Utah 84116

Re: Billboard at 1400 West North Temple

Dear Mr. Heslop:

Thank you for the additional information you sent regarding the off-premise sign located at the above-referenced address.

Your original request was to bank the billboard in order to relocate it. According to the information I have received from you and J-J BAKD LLC, Reagan Outdoor Advertising owns the sign faces and J-J BAKD LLC owns the billboard structure. J-J BAKD LLC state they have owned the billboard since 1984, We view J-J BAKD LLC as the billboard owner.

Only after a nonconforming billboard is demolished will credits for billboard removal be banked in an account for the billboard owner (SLC Ord. 21A.46.1605). No credits will be banked until there is demolition of the billboard. This billboard has not been demolished.

The private dispute over ownership of the sign faces will have to be worked out between Reagan Outdoor Advertising and J-JBAKD LLC. We will work with the owner on banking of credits at such time as the billboard is demolished.

Singarely

Randolph P. Taylor Zoning Administrator

oc:

Bill Wright Brent Wilde

Doug Dansie

Lynn Pace

Darren Menlove J-J BAKD LLC, 1370 West North Temple, SLC 84116

g:/AdminInterpretations/Reaganbillboard1400WNTmpl2.doc

DEEDEE CURRADINI

HAYDR

481 SOUTH STATE STREET, ROOM 215, SALT LAKE CITY, UTAH 84111 TELEPHONE: 801-835-7741 FAX 801-535-7750





September 10, 1999



Salt Lake City Corporation Attention: Randolph P. Taylor Planning Division 451 Sough State, Room 406 Salt Lake City, Utah 84111

RE. Billboard at 1400 West North Temple

Dear Mr. Taylor:

Thank you for your correspondence of July 13, 1999, outlining your views of the billboard located at 1400 West North Temple. Your prompt reply as to the status of the billboard and for giving the requirements for banking the billboard was appreciated.

Reagan and J-J BAKD LLC have come to an agreement. Reagan will remove its old sign faces from this structure and replace them with new wood panels for J-J BAKD LLC, the property owner. J-J BAKD LLC will retain sole possession of the billboard, including the right to bank credits with Salt Lake City in the event that they decide to do so:

If you have any concerns you may contact me at 526-1418. Otherwise, we will proceed with exchanging the sign faces. The new sign faces are in good condition and will remain the same size as the old faces.

Sincerely,

Todd Heslop

Site Administrator

cc: Darren Menlove J-J BAKD L.L.C.

Billboard Account Record of Deposits and Withdraws

Name of account owner: Account owners address: Reagan Outdoor - 400 South

1775 N 900 W Salt Lake City, UT 84116

Date of last update:

Phone number:

····			Deposit					***************************************	Wi	hdrawl			Balance	
Date	Redeposit/Expire	# of Faces	Face Size (sqft)	Total sqft	Location of Board Removed	Class	Date	# of Faces	Face Size (sqft)	Total sqft	New Location	# of Boards	Square Footage	class credit
10/31/1994		2	288	576	660 E 400 S	А		-2	288	576	417 S 300 E	1 0	576 -	0
1/31/2001 8/19/2003		2 2	288 300		417 \$ 300 E 775 E 400 S	8	10/1/2003	2			435 E 400 S	1 2 1	57 6 1,17 6	1 2 1
5/6/2006		. 2	300 672/2x300		775 E 400 S 227 E 400 S	8		2			775 E 400 S	2 1 2	600 - 1,272	2 1 2
3/13/2015		3	07272.000					•						
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Billboard Account Record of Deposits and Withdraws

Name of account owner:

Account owners address:

Reagan Outdoor - State Street

1775 N 900 W Salt Lake City, UT 84116

Date of last update:

Phone number:

2011 - 1000 - 1000			Deposit			.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			Wit	hdrawl			Balance		4. 11.71
					Location of Board	***************************************		# of	Face Size			# of	Square	clas	s credit
Date	Redeposit/Expire	# of Faces	Face Size (sqft)	Total sqft	Removed	Class	Date	Faces	(sqft)		New Location	Boards	Footage		B C E
6/7/1995		2	325		1791 S State	В	1/6/1998	2	288	576	1829 S State	1 0	650 74		1
* /c/* 000	redeposit	2	288	576	1829 S State	В	1/0/1339	£	200	-		1	650	:	1
4/6/1998	redeposit	-	22.00				4/6/1998	2	288	576	660 S State	0	74 650		1
4/27/1998	redeposit	. 2	288	576	1767 S State	₿	4/27/1998	2	288	576	660 S State	ō	14	;	1
2/20/2002		2	288	576	1792 S State	В				-		1	590		1
~, ,	14 sqft expired			-			1/17/2003	2	288	- 576	1729 S State	-0	-		
10/1/2003		2	300	600	830 S State	В				-		1.	600		1
							5/13/2004	2	300	500	1136 S State	0	600		1
12/26/2007		2	300	600	979 S State	. В	6/9/2009	.2	300	600	825 S State	0	-		
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Billboard Account

Record of Deposits and Withdraws

Name of account owner:
Account owners address:

Reagan Outdoor

1775 N 900 W Salt Lake City, UT 84116

Date of last update:

8/18/17

Phone number:

			Deposit	 SCENCERONNENDING			Ļ			hdrawl			Balance		SS 61	redit
Date	Redeposit/Expired	# of Faces	Face Size (sqft)	Total sqft	Location of Board Removed	Class	Date	# of Faces	Face Size (sqft)	Total sqft	New Location	# of Boards	Square Footage	Α		
3/9/1994		2	288	576	505 E 500 S	A				-		1	576			
7/20/1994	expire	2	612	1,224	1136 W 200 S	8	1			-		2	1,920			
10/31/1994		1	288	288	205 E S Temple	Α	1			-		3	2,208	2		
10/31/1994		1	288	288	205 E S Temple	Α				-		4	2,496			
10/31/1994		1	288	288	205 E S Temple	Α				-		5	2,784			
2/23/1995	expire	2	672	1,344	1186 W 200 S	ь В				-	**	6	4,128	4		
2/23/1995		2	284	568	163 E S Temple	A]			-		7	4,704			
2, 2.0, 2000				÷			3/15/1995	2	288	576	218 S 300 E	6	4,128			
5/23/1995		2	72	144	432 S State	A	1			-		7	4,272			
12/1/1995	expire	2		568	468 S 1000 E	A ^c						8	4,848			
7/18/1995	expire	1		672	211 W 500 S	A	ŀ			-		9	5,520			
7/18/1995 2/23/1995	CYDIIC	2			355 N 300 W	В				-		10	6,096			
2/23/1995 5/28/1996	redeposit	2			218 S 300 E	Α				-		11	6,672			
	vaided 11/7/96	2			390 W 1300 S	Ď				-		12	7,248			
5/27/1996	adiden 11/1/20	. 2			1515 N Beck	D	I			-		13	7,848			
7/3/1996		2	500	_			7/3/1996	2	672	1,344	1420 N Beck	12	6,504			
							7/3/1996	2		1,344	1225 N Beck	11	5,160			- 1
				_			7/3/1996	2	672	1,344	1515 N Beck	10	3,816			
7/0/4000		4	96	384	516 S State	А				-		11	4,200			;
7/9/1996		4	30	-	22035000		8/15/1996	2	672	1,344	1729 N Beck	10		5	3	:
		2	300	600	1616 N Beck	D				-		11	4,416		3	:
9/30/1996	•	1		•	577 \$ 200 É	c	ł			-	*1	12	4,716	5	3	1
11/7/1996	expire	.7	. 300	200	211 2 200 5	_	11/7/1996	.2	288	576	390 W 1300 E	11	4,140	4	3	1
	void from 6/27/96		325		1184 E 2100 S	В	1					12	4,740	4	4	1
6/12/1997	expire.	2	323	630	1104 5 2100 3		5/21/1997	3	288	288	1855 N Beck	11	4,452	3	4	1.
		_	200	con	47 E 500 S	В	3,22,233					12	5,052	3	5	1
7/26/1997	expire	2			535 W 200 S	a G						13	5,932	3	5	1
6/18/1998	expire	4	220	600	333 W 2003		7/10/1998	2	672	1,344	1784 W Fortuna Rd	12	4,588	2	5	1 .
			. 446	220	709 S 900 W	D	1,720,2330		*	· -		13	4,800	2	5	1
11/9/1998		-2			177 F H L L	·B	ŀ			-		14	6,144	2	6	1
1/6/1998		2			736 W 700 S	B B						15	6,720	2	7	1
1/13/1999		-2	2 288	5/6	390 W 1300 S	ь	ı			-		14	6,144	1	7	1
										_		13	5,568	0	7	1
										_		12	4,992	0	6	1
	**			-			7/9/1999		2 344	688	1360 S Redwood	11	3,648	0	5	1
Ĭ				**			1/9/1999	•	2 344		, 15005 ((camera	12	4,224	1	5	1
9/1/1999	redeposit	. 2	288	57€	1748 W Fortuna Rd		7 (0 (7 000		2 288	277	5 1360 5 Redwood	111	3,468			1
				-			7/9/1999				436 W 200 S	10	2,304			1
	expired						7/20/1994				1 1186 W 200 S	9				1
	expired			•			2/23/1995		2 672			8				1
1	expired			-			12/1/1995		2 288	5/1	5 468 S 1000 E	1 ,9	334	4 .	_	-

Billboard Account

Record of Deposits and Withdraws

Name of account owner: Account owners address: Reagan Outdoor

1775 N 900 W Salt Lake City, UT 84116

Date of last update:

Phone number:

			Deposit		mana para di mana di m				Wit	hdrawl			Balance			
Date	Withdrawn for lack of action/Expired	# of Faces	Face Size (sqft)	Total soft	Location of Board Removed	Class	Date	# of Faces	Face Size (sqft)	Total sqft	New Location	# of Boards	Square Footage		s crec	
10/20/1000		- 2	288	576	1199 Beck	A				, - -		8	394	1 :	1	5
12/29/1999		2	288		Beck	₽.				_		9	970	1 2	2 1,	5
12/29/1999					700 S 350 E	Ā	-			_		10	1,258	0 2	2 1	5
10/31/1999		1	288	200	7,00 3 330.1		1/5/2000	3	416	1.248	1810 W California	9	10	1 :	2 1	5
			غف	-	ما من من الما الما الما الما الما الما ا	D:	1/3/2000	,	,,20			10	298	1 3	2 1	6
7/31/2000	expired	4	72	288	1017 N Beck	U	0.100.10000	4	72	288	1621 N Beck	9	10		2 1	
				•			8/29/2000	,	300		577 S 200 E	8			1 1	
	expired			-			11/7/1996	1			1184 E 2100 S	7		-	0 1	
	expired			-			6/12/1997	3	325			6	_		0 0	
	expired			-			7/20/1997	2	300	600	47 E 500 S	7	576	-) 1	
8/3/2001		2	288	576	432 W 900 E	C.				-		-1				
10/10/2001		2	288	576	211 W 500 S	В				-	,	8	1,152			
5/28/2002		. 1	300	300	701 N 300 W	В				-		9	1,452		2 1	
5/28/2002	•	2	672	1,344	1398 N Beck	D				-		10	2,796		2 1	
11/27/2002		2	72	144	1802 S Main	В	1			-		11	2,940		3 1	
12/9/2002		2	672	1.344	1729 N Beck	D				-		12	4,284		3 1	
12/3/2002		•-		-,			12/9/2002	2	672	1,344	1940 N Beck	11	2,940		2 1	
10 10000		2	672	1 344	1444 N Beck	D				_		12	4,284		2 1	
12/9/2002		2	0/2	2,-	2.7711		12/9/2002	2	672	1,344	1500 N Beck	11	2,940		1 1	9
		_	673	1.344	346 W 600 S	В	1,.,					12	4,284		2 1	9
2/12/2003		2	672	1,544	246 W 206 2	5	6/8/1998	4	220	880	535 W 200 S	11	3,404		1 1	9
	expired			~			11/9/1998	2			709 S 900 W	10	3,184		1	9
	expired			-			7/31/2000	4			1017 N Beck	9	2,896			9
	expired			-			1				580 W 1300 S	8	1,696			8
				-			8/28/2003	2	900	1,200	300 11 1300 3	9	2,296			9
11/4/2003		2	300	600	1335 N Beck	D	1	_			and the new land	8	1,696			8
				·			11/21/03	2	300	600	1315 N Beck	9	2,668			9
11/21/2003		2	300 & 672		1855 N Beck	Đ						8	1,324			8
				-			11/21/03	- 2	672	1,344	1855 N Beck		,		4	8
5/11/2004		2	300	600	2208 S 900 E	В	1			7		9	1,924		1	
57117200-						•	6/16/2006	2	672		1191 S 300 W	8	580			8
				1			6/17/2006	2	288	576	2375 N Redwood	7	4			7
440 2000	redeposit	2	672	1 344	1191 S 300 W	c				-		8	1,348			8
1/18/2008	receposic	2			1234 S 1100 E	Α				_		9	1,492	1		8
1/18/2008		- 4	744	. 200	1 22545 2200 2		11/14/08	2	672	1,344	2560 W California	8	148			8
				-			11/14/08	2		144	1303 S Pioneer	7	4			7
		_				Ð	12,12,00	-		_		8	604			8
12/10/2008	voided 12/17/10	2										9	1,204	1		8
11/2/2009		2	300	600	601 S 900 W	A	10/17/10	: 2	300	600	1377 S Redwood	8	604			7
	void from 12/10/08			. 41		_:	12/17/10	: 2	, ,,,,,,,			9	1,204		1	7
8/7/2012	voided 12/17/12	2	300	600	204 W 2100 S	В	la de a la casa) 1546 S 300 W	8	604			6
							9/11/2012	2	300	600	1 J-40 3 300 44	9			2	6
11/2/2012		1	300	30	0 1720 S 900 East							<u> </u>	704			

ampoard Account

Record of Deposits and Withdraws

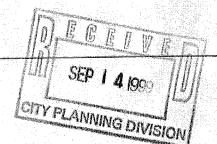
Name of account owners Account owners address: Reagan Outdoor 1775 N 900 W Salt Lake City, UT 84115 Date of last update: Phone number:

		***************************************	Deposit				1		Wit	hdrawl			Balance		
	11 m 24 2	# of	Face Size		Location of Board			# of	Face Size		311	# of	Square	clas	s cred
Date	Redeposit/Expired	Faces	(sqft)	Total sqft	Removed	Class	Date	Faces	(sqft)	iotal sqit	New Location	Boards	Footage	A £	
11/2/2012		1	300	300	1722 S 900 East	В						10	1,204	1 3	
11/14/2012		2	72	144	877 South 200 West	C						- 11	1,348		
, . ,	void from 8/7/12						12/17/12	2	300	600	204 W 2100 S	10	748		1
9/4/2013		2	72		SSS West North Temple	8	1					11		1 3	
10/30/2014		4	300		135 W 200 S/206 S WT	À						12	2,092		
3/17/2015		. 2	300	600	1818 S 300 West	Đ		_			4045.6.800.441	13	2,692		
							3/17/2015	2	300	600	1818 S 300 West	12 13	2,092 3,436		
5/27/2015	redeposit 9/9/15	2	672	1,344	389 West 1830 South	A	700000	~	200	600	1594 \$ 200 M(net	12	2,836		1
							7/13/2015 9/9/2015	2	300 672		1604 \$ 300 West 389 West 1830 South	11	1,492		
							10/5/2015	1	300	,	1855 N Beck St	10	1,192		1
							11/2/2015	4	: 288		1920 S 300 West	9	40		1
c to (0.017		4	72	200	1975 South 1100 East	D	11/2/2013		200	2,202	1520 5 550 1.030	10		0 1	
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EXHIBIT D TO CITY'S BRIEF APPEAL NO. PLNAPP2018-00278

Supporting Documents regarding 1400 W. North Temple Billboard





September 10, 1999

Salt Lake City Corporation Attention: Randolph P. Taylor Planning Division 451 Sough State, Room 406 Salt Lake City, Utah 84111

RE: Billboard at 1400 West North Temple

Dear Mr. Taylor:

Thank you for your correspondence of July 13, 1999, outlining your views of the billboard located at 1400 West North Temple. Your prompt reply as to the status of the billboard and for giving the requirements for banking the billboard was appreciated.

Reagan and J-J BAKD LLC have come to an agreement. Reagan will remove its old sign faces from this structure and replace them with new wood panels for J-J BAKD LLC, the property owner. J-J BAKD LLC will retain sole possession of the billboard, including the right to bank credits with Salt Lake City in the event that they decide to do so.

If you have any concerns you may contact me at 526-1418. Otherwise, we will proceed with exchanging the sign faces. The new sign faces are in good condition and will remain the same size as the old faces.

Sincerely,

Todd Heslop

Site Administrator

cc: Darren Menlove J-J BAKD L.L.C.

SALT' LAKE: GHTY CORPORATION

COMMUNITY AND ECONOMIC GEVELOPMENT PLANNING DIVISION

DEEDEE CORRADINI

WILLIAM T. WRIGHT, AICF PLANNING DIRECTOR

DRENT B. WILDE DEPLITY PLANNING DIRECTOR.

RANDOLPH P. TAYLOR

July 13, 1999

Mr. Todd Heslop Reagan Outdoor Advertising 1775 North Warm Springs Road Salt Lake City, Utah 84116

Re: Billboard at 1400 West North Temple

Dear Mr. Heslop:

Thank you for the additional information you sent regarding the off-premise sign located at the above-referenced address.

Your original request was to bank the billboard in order to relocate it. According to the information I have received from you and J-J BAKD LLC, Reagan Outdoor Advertising owns the sign faces and J-J BAKD LLC owns the billboard structure. J-J BAKD LLC state they have owned the billboard since 1984. We view J-J BAKD LLC as the billboard owner.

Only <u>after</u> a nonconforming billboard is demolished will credits for billboard removal be banked in an account for the billboard owner (SLC Ord. 21A.46.1605). No credits will be banked until there is demolition of the billboard. This billboard has not been demolished.

The private dispute over ownership of the sign faces will have to be worked out between Reagan Outdoor Advertising and J-J BAKD LLC. We will work with the owner on banking of credits at such time as the billboard is demolished.

Sincoroly

Randolph P. Taylor
Zoning Administrator

co:

Bill Wright Brent Wilde Doug Dansie

Lynn Pace

Darren Menlove J-J BAKD LLC, 1370 West North Temple, SLC 84116

g:/Admininterpretations/Reaganbillboard1400WNTmpl2.doc



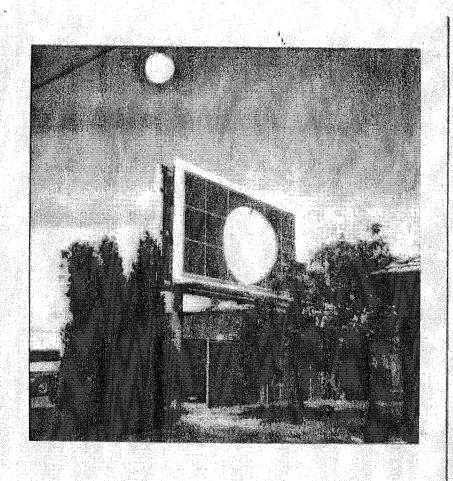


Billboard Demolition

Deposit Into Billboard Bank Account

Pursuant to Salt Lake City, Ordinance 21.93

	Ordinance.
	Date: Tune 2, 1994
Applicant's Name: Reagan Ortdoor adventising	_Phone #: <u>_S2(-</u> (775
Applicant's Address: 1775 No., 900 W. Ski	
Property Owner's Name: Mexicove	_Phone #:
Billboard Address: 1400 West North Tex	ugle
County Tax Parcel # (Sidwell #): 08344 280 100000	_Żoning of Property: <i>C- (</i>
Existing square footage of billboard (of each face and tota	ii): <u>338 (676)</u>
Existing number of billboard faces: Two	
To be relocated along special gater	nay.
Before commencing demolition, allow time for the site	e to be field checked.
Will not be takedown for at least 80	그림부터 나는 사람들은 사람들이 가는 사람들이 가는 경우를 받는 사람들이 되었다면 하는 사람들은 생활하다.
File completed application to:	
Permits and Licensing Office	
City & County Building	
451 South State Street, Room 215 Salt Lake City, Utah 84111	
Salt Lane Oity, Stair 04111	
The filing fee is \$50.00	
Attach to Application please include a plot plan:	
- The plan should be to scale, a minimum o	of 81/2 x 11 inches in size.
- The plan must show:	
 actual property lines with dimensions; 	
 size and location of all billboards; 	
• size and location of all other signs;	
 size and location of all buildings; layout of parking facilities, plazas, mir 	ni-narka etc.
 right-of-way, alleys, and easements; 	ili pains, erci,
distance to the nearest buildings on a	all abutting properties.
See photo	
Clauseting of Applicants //	E 00 -
Signature of Applicant: Jegs ()	
Signature of Property Owner:	
Permanent Address:	



MAILABLE 521-7277







म १०३३ ५ ७ ७२७-१५ Billboard Demolition

Deposit Into Billboard Bank Account

C-1 Final Cafeway Pursu.

Pursuant to Salt Lake City, Ordinance 21,93

Vicinatice 2135
Date: <u>Tour 2, 1994</u>
Applicant's Name: Roagan Ortdoor adventising Phone #: 521-1775
Applicant's Address: 1775 Δ6., 900 ω. 5 CC, UT 84116
Property Owner's Name: Meulove Phone #:
Billboard Address: 1400 West North Temple
County Tax Parcel # (Sidwell #): 08344 280100000 Zoning of Property: C-1
Existing square footage of billboard (of each face and total): 338 (676)
Existing number of billboard faces: Two
To be relocated along special gateway.
Before commencing demolition, allow time for the site to be field checked.
Will not be takedown for at least 80 days.
File completed application to:
Permits and Licensing Office
City & County Building 451 South State Street, Room 215
Salt Lake City, Utah 84111
The filling fee is \$50.00
Attach to Application please include a plot plan:
- The plan should be to scale, a minimum of 81/2 x 11 inches in size.
- The plan must show :
 actual property lines with dimensions; size and location of all billboards;
• size and location of all other signs;
 size and location of all buildings;
 layout of parking facilities, plazas, mini-parks, etc.;
• right-of-way, alleys, and easements;
 distance to the nearest buildings on all abutting properties.
See photo
이 사용하는 사용하는 이 사용이 사용하는 사용하는 사용하는 것으로 보는 사용하는 사용하는 사용하는 사용하는 사용하는 사용하는 사용하는 사용하
Signature of Applicant: // Jeff Coll
Signature of Applicant:
Permanent Address:
Cand Nation to:

ATTACHMENT E: PUBLIC COMMENTS

Thompson, Amy

From: Susan Horne <t

Sent:Thursday, SepteTo:Thompson, AmySubject:Re: Appeals Hearing

Amy,

Yes, they do have a lease signed by my husband in 2007. They have been paying us \$5.00/year to keep it active. In 2017 we thought their lease was up but there is a provision in the old lease that allows Reagan to add additional 10 years to the lease. The lease has no provision for the lessor to terminate the lease. Reagan in 2017 tried to renegotiate the lease at a lower rate. We told them at that time, we won't renegotiate because we don't want a billboard. Reagan's lawyer told us we had no choice. We didn't sign the new lease, but there is a provision in the old lease that allows Reagan to add additional 10 years to the lease. The lease has no provision for the lessor to terminate. It's a frustrating situation to be in.

Our plan became, in the future, we won't cash their \$5 check hoping that would be an avenue for invalidating the lease.

That is the situation. If Reagan is allowed to put up a sign, our lease says they will pay us \$5,500.00/year, half that if they aren't allowed to light it. We would prefer **not** to have a sign!

Susan Horne Barton Investment, LLC



On Sep 6, 2018, at 12:48 PM, Thompson, Amy < <u>Amy.Thompson@slcgov.com</u>> wrote:

Susan,

Thank you very much for your email. Reagan Outdoor Advertising initially applied for a building permit to relocate a billboard from 1400 W. North Temple (the Overniter Motel) to 775 W. North Temple. The city denied that permit and the denial of the permit is the decision they are appealing. Reagan is representing that they have permission to move the billboard to your property (775 W North Temple). Do you have a lease or other type of agreement with Reagan?

Thank you,

AMY THOMPSON

Principal Planner

PLANNING DIVISION COMMUNITY and NEIGHBORHOODS SALT LAKE CITY CORPORATION

WWW.SLC.GOV/PLANNING

From: Susan Horne [

Sent: Thursday, September 6, 2018 12:09 PM

To: Thompson, Amy < <u>Amy.Thompson@slcgov.com</u>>

Subject: Appeals Hearing

Amy,

We are in receipt of your notice of appeals regarding a billboard on our property at 775 W North Temple. We will not be at the hearing as we will be out of town on that date. We would prefer not to have a billboard, if that carries any weight in the decision.

SUSAN HORNE Barton Investment, LLC